



5 Bed  
House  
located in

£540,000



**MN**  
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## Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



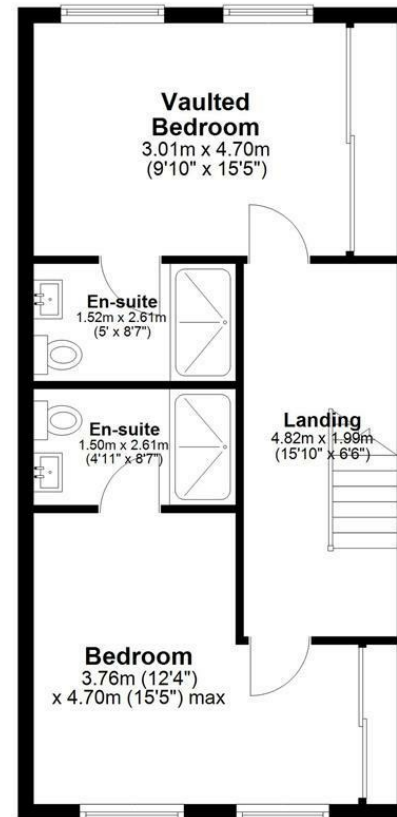
## First Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



## Second Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



Total area: approx. 141.8 sq. metres (1526.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## DIRECTIONS

The property lies just 0.4 miles from Manchester Victoria Station, a major rail hub to destinations such as Liverpool, Leeds, Bolton, and Blackpool. Adjacent to the station is the Victoria Metrolink tram stop, with regular trams to East Didsbury, Bury, Rochdale, and Manchester Airports. Multiple bus routes stop within a two-to-three-minute walk, Trinity Way bus stops are just 0.1 miles away, and New

## CONTACT

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