



5 Bed
House
located in

£540,000




MaddoxNoel
ESTATE & LETTINGS AGENTS

Ground Floor

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



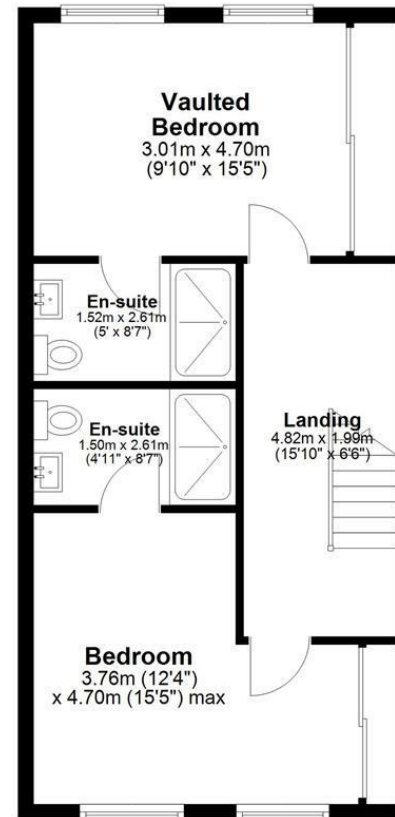
First Floor

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
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

Colony One
Suite 1.24 1 Silk Street
Ancoats
Manchester

E: hello@maddoxnoel.com
T: 0161 543 3406
www.maddoxnoel.com



MaddoxNoel

ESTATE & LETTINGS AGENTS