DELISA MILLER



- **Three Large Double Bedrooms**
- **Central Location**
- **Close to Local Shops and Public Transport**
- **One Family Bathroom and One Shower Room**
- **Fully Furnished Throughout**
- **Fully Fitted Kitchen Including White Goods**







## Southcombe Walk
Manchester, M15 5NX

**Monthly Rental Of £1,500**

## Bedroom One
A spacious double bedroom that comes fully furnished with a desk, two seater sofa, wardrobes and chest of drawers. Access from the back door into bedroom gives it separate access.

## Downstairs Bathroom
Good size downstairs bathroom offers toilet, sink and shower. Ideal with downstairs bedroom gives private access.

## Bedroom Two
Second bedroom is also a spacious size that comes fully furnished. Includes a bed, desk, chest of drawers and wardrobes.

## Family Bathroom
Large family bathroom that comes with bath and shower combined, sink and toilet.

## Bedroom Three
Another spacious bedroom that comes fully furnished. Furniture includes a double bed and mattress, wardrobes, desk and chest of drawers.

## Living Room
The living room is a brilliant size with a high ceiling. Fully furnished again with an 'L' shaped sofa and a 6 seater dining set.

## Kitchen
Large kitchen space offers a lot of room and storage space. Kitchen comes fully fitted and all whitegoods are included. Large Free Standing Fridge/Freezer & Washer/Dryer.




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| 16, Southcombe Walk<br>MANCHESTER<br>M15 5NX | Energy rating<br>**C** | Valid until: | **12 September 2029** |
| | | Certificate number: | **0656-2862-6018-9891-8701** |

## Property type

Mid-terrace house

## Total floor area

115 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy performance.