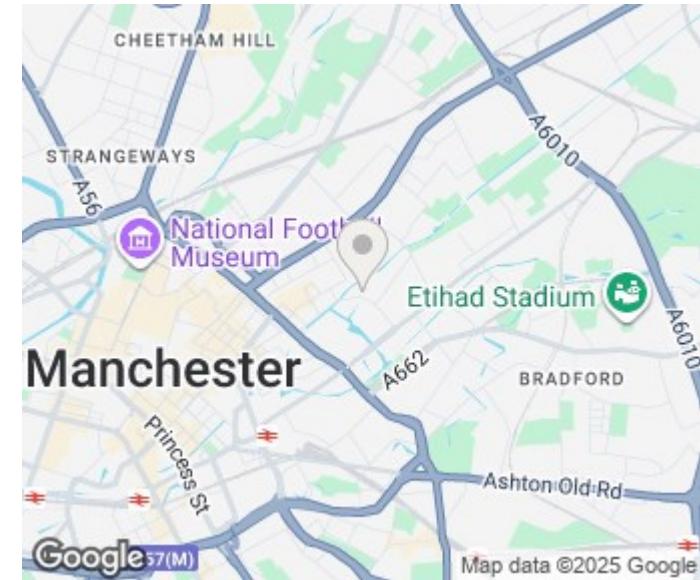


4 BURGESS HOUSE 9 NEW UNION STREET MANCHESTER, M4 6BW

£1,300 PCM

A beautifully presented ground floor apartment in Burgess House located in New Islington just a short walk to the fringes of the Northern Quarter and 10 mins walk to Piccadilly Station. The property has it's own private side entrance and briefly comprises: entrance hallway, spacious open plan lounge/dining area, fully integrated kitchen, two double bedrooms with the master having en-suite facilities and there is a further modern main bathroom. Fully Furnished. Available 25th August 2025.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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