

**1 RIVERSIDE MEWS 4 COMMERCIAL STREET
GREATER MANCHESTER, M15 4RQ**

£2,200 PCM

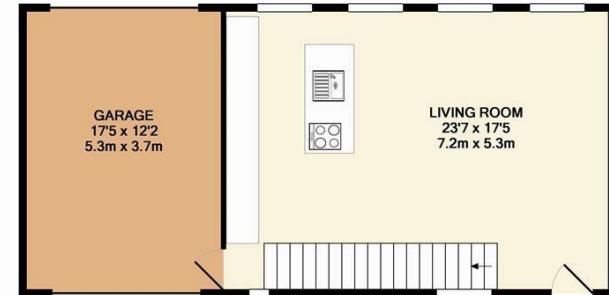
This spectacular three-bedroom semi-detached house, located just off Deansgate, offers luxurious urban living in a prime location. Recently refurbished, it's just a short walk from the Bridgewater Canal, Castlefield, and the city centre.

The property features a superb open-plan living and dining area connected to a high-end Scavolini kitchen, three spacious double bedrooms, and a master en-suite with Villeroy & Boch tiling. The family bathroom includes a striking freestanding bath, walk-in shower, and Porcelanosa feature wall tiling.

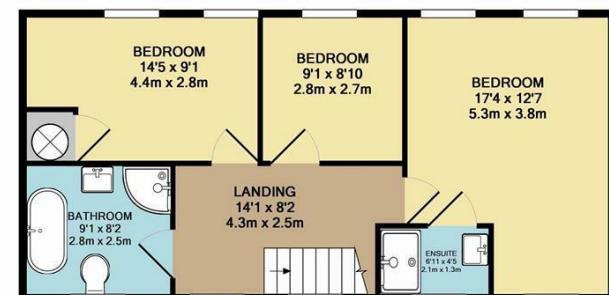
Outside, the paved rear courtyard is accompanied by parking for two vehicles and a secure garage.

Individually designed with meticulous attention to detail, this stunning home will be available from the 10th of June 2025. Refined urban living awaits

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GROUND FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		52
(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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