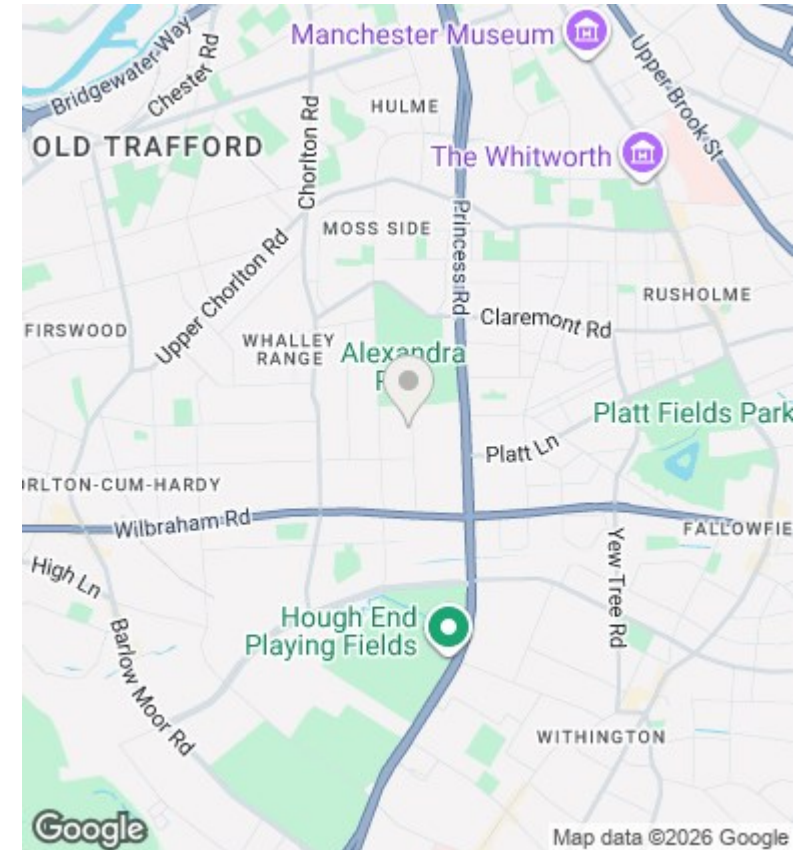
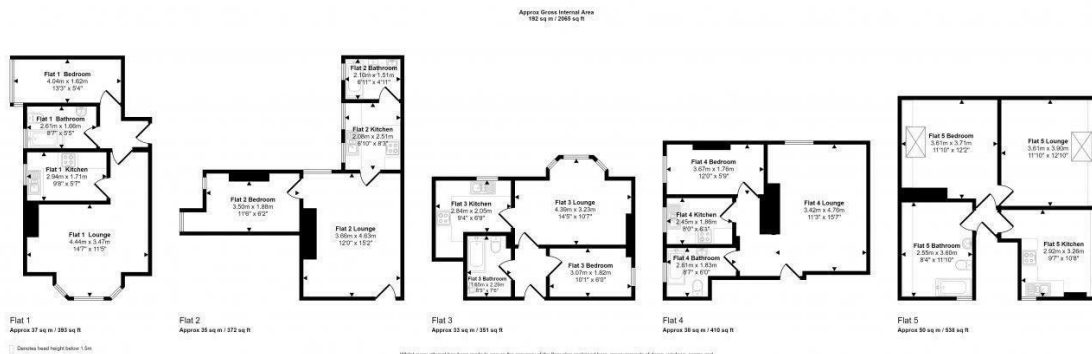


## 4 Manley Road, Manchester, M16 8PN

Offers over £675,000

- 5 newly refurbished separate one-bedroom flats
- Freshly painted and new carpets throughout
- Ideal for Investors , Hastle free Income
- Nearby healthcare: The Alexandra Practice NHS GP, The Range Medical Centre
- All Flats are let for £48 K Annually by Single tenant
- Gas central heating in all flats
- Close to top schools: William Grammar, KD Grammar, Whalley Range
- Modern kitchens with brand-new cookers
- Council Tax Band A (affordable)
- Regular Rent £4k Per month



## Directions

## Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

## Council Tax Band

## EPC Rating:

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