



## 25 Livsey Street Whitefield Manchester M45 6AE

### £1,000 Per calendar month

AVAILABLE NOW! HOME ESTATE AGENTS are thrilled to offer for rent this two bedroom terrace cottage property which was recently updated to create a mix of old and new accommodation. The property comprises lounge with feature fireplace, newly installed modern kitchen with dining area, shaped landing, two bedrooms and an updated bathroom suite. Externally there is a private garden to the front and access to the rear for bin storage. The property is double glazed and gas central heated. Ideally positioned close to transport links, local shops and the motorway network! Offered on an un-furnished basis and available NOW!

- AVAILABLE NOW!
- Lounge with feature fireplace
- Close to motorway links
- Un-furnished basis
- Period character cottage!
- Modern, recently fitted kitchen
- Private garden to the front
- Two DOUBLE bedrooms
- Modern fitted bathroom
- Rear access for bin storage

### Lettings info

We are advised that the current council tax band is band B.

The current EPC rating is C.



**LOCAL EXPERTS THAT GET YOU MOVING**

 [www.homestateagents.com](http://www.homestateagents.com)



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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