



4 WATKINS DRIVE  
Manchester, M25 0DS  
£1,350 Per Calendar Month

# 4 WATKINS DRIVE

## Property at a glance

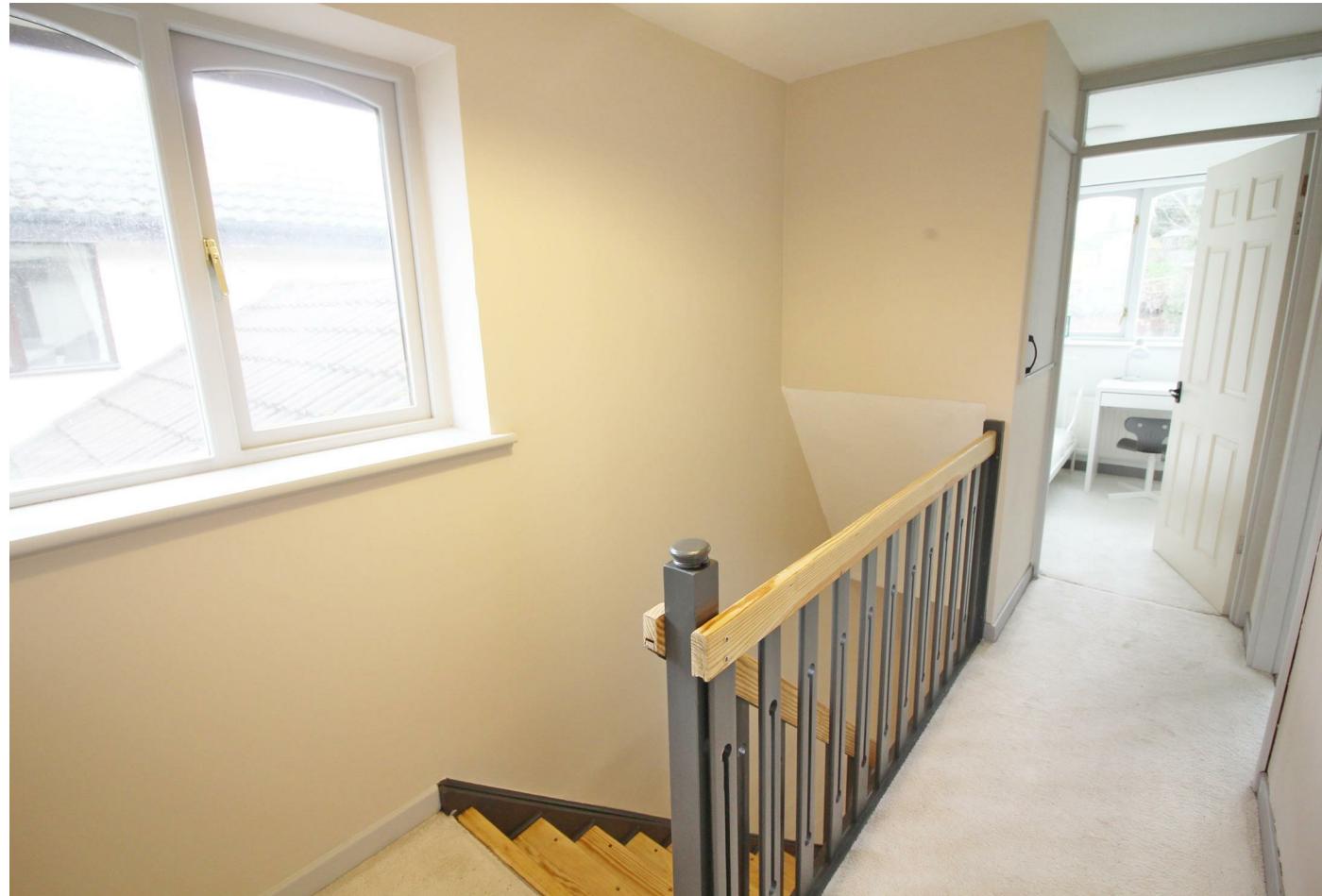
- AVAILABLE FEBRUARY
- THREE BED DETACHED
- OPEN PLAN LIVING/DINING
- HEATON PARK ON THE DOORSTEP
- COUPLE OF MINUTES STROLL TO THE METROLINK
- GARAGE AND DRIVEWAY
- KITCHEN APPLIANCES
- EPC RATING D
- COUNCIL TAX BAND D

\*\*\*AVAILABLE FEBRUARY\*\*\* Three bedroom detached property with Heaton Park on its doorstep and a couple of minutes walk from the Metrolink. The property also benefits from off road parking, a garage and a south easterly facing rear garden. The accommodation comprises briefly an entrance vestibule with a storage cupboard, large open plan lounge diner with floor to ceiling glazed doors to the rear garden and fitted kitchen. To the first floor are three well proportioned bedrooms, two of which have fitted wardrobes and a three piece family bathroom. The rear garden has a large paved seating area ideal for al fresco dining or after work drinks.

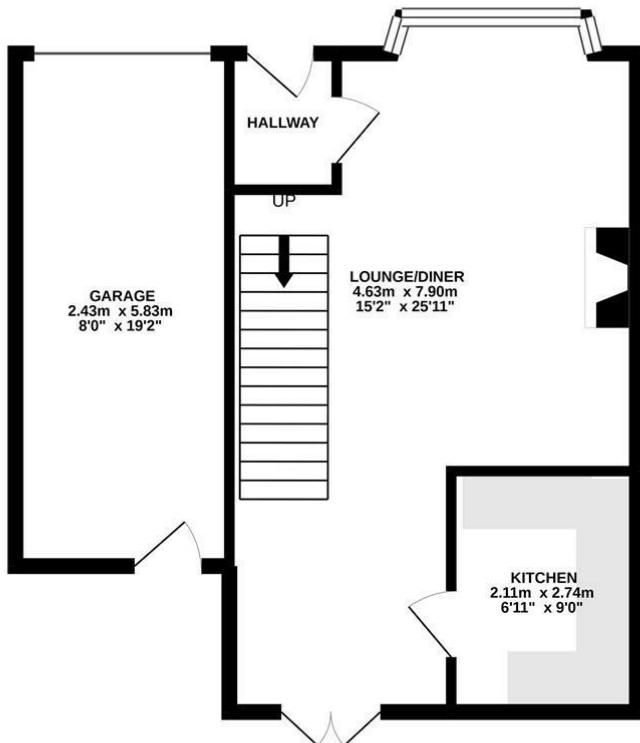
Council Tax Band D & EPC Rating D

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.

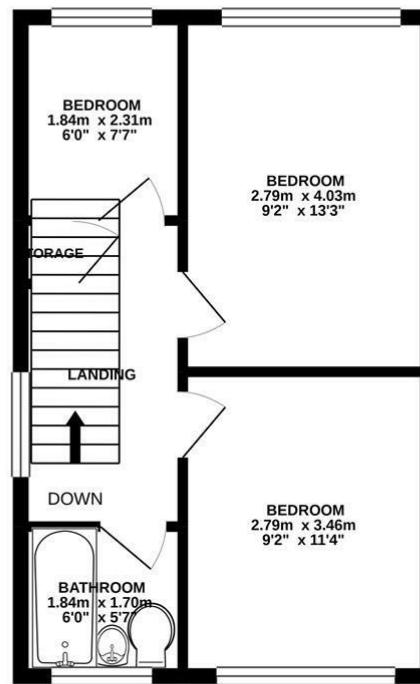




GROUND FLOOR  
49.2 sq.m. (529 sq.ft.) approx.



1ST FLOOR  
34.7 sq.m. (373 sq.ft.) approx.



TOTAL FLOOR AREA : 83.9 sq.m. (903 sq.ft.) approx.

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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		84	
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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