



9 Manor Avenue  
Manchester  
M41 9JE

£185,000

PAUL BIRTLES



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**Shower Room/WC**  
6'9" x 5'7"  
2.08 x 1.70 m

**Entrance Hall**  
6'10" x 3'2"  
2.09 x 0.98 m

**Storage Cupboard**  
3'5" x 2'4"  
1.05 x 0.73 m

**Lounge/Dining Room**  
19'2" x 10'11"  
5.86 x 3.35 m

**Kitchen**  
8'11" x 5'8"  
2.72 x 1.75 m

**Bedroom**  
17'4" x 8'8"  
5.29 x 2.66 m

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Approximate total area<sup>(1)</sup>  
491.57 ft<sup>2</sup>  
45.67 m<sup>2</sup>

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(1) Excluding balconies and terraces

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**DIRECTIONS**

**CONTACT**

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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	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

Paul Birtles & Co Ltd: Registered office Century Buildings, 14 St.Mary's Parsonage, Manchester, M3 2DF

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