



Sherborne Road  
Manchester  
M41 0GS

£390,000

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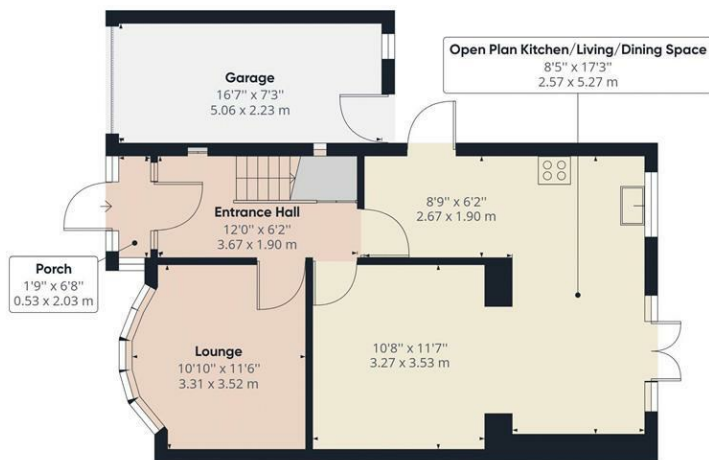
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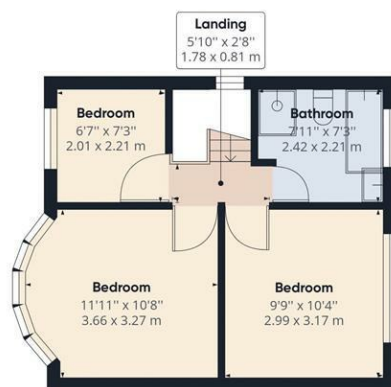
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Ground Floor



Floor 1

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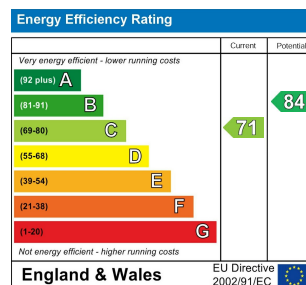
Approximate total area<sup>(1)</sup>

1034.33 ft<sup>2</sup>  
96.09 m<sup>2</sup>

(1) Excluding balconies and terraces.

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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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.

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