



Dellcot Lane
Manchester
M28 2PT

£325,000



PAUL BIRTLES

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Ground Floor



Floor 1

Separate WC
3'1\"/>

Bathroom
5'5\"/>

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Approximate total area⁽¹⁾
903.26 ft²
83.92 m²

(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

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

DIRECTIONS

CONTACT

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