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2 Bed Detached In Livingston Avenue Wythenshawe, Manchester, M22 1BY

£1,300 Monthly



Ref.7732

**99**  
HOME  
WE BUY ANY PROPERTY



## SHORT DESCRIPTION

Property Ref: 7732 99Home is delighted to present this Fully Furnished 2 Bedroom Modern Detached House. Very convenient for local amenities, transport links, including the tram network. Also close to Manchester Airport and Wythenshawe Hospital. Flexible Terms AVAILABLE 10th March 2026 MUST SEE OPPORTUNITY. ACCOMMODATION; ENTRANCE HALL - 6ft 6 x 3ft 4. Central heating radiator, power points, laminate flooring. Door to: GROUND FLOOR WC - 6ft 6 x 3ft 5. Suite comprising close coupled WC, pedestal wash basin with tiled splashback, central heating radiator, extractor fan, circuit breaker, wall mounted mirror, tiled floor. From the hall door to: LOUNGE - 19ft 7 x 10ft 9 Two central heating radiators, two uPVC double glazed windows, power points, tv point, phone point, laminate flooring, uPVC door to rear garden. Open to: FITTED KITCHEN - 10ft 6 x 6ft 6 Fitted with a range of base and wall cupboards providing storage and working surfaces, stainless steel single drainer 1½ bowl sink unit with mixer tap, electric oven, four-burner gas hob with extractor hood above, plumbing for automatic dishwasher, space for fridge freezer, power points, Glow Worm combi central heating boiler (New 2018), tiled to work areas, downlights. FIRST FLOOR; From the hall stairs with railed balustrade to Landing. Central heating radiator, uPVC double glazed window, power points, access to loft area. BEDROOM 1 - 11ft 9 x 8 ft6 Central heating radiator, uPVC double glazed window, power points, tv point BEDROOM 2. -10ft 9 x 8ft 11 overall. Central heating radiator, uPVC double glazed window, power points. BATHROOM & WC - 6ft 9 x 5ft 6 Fitted suite. Comprising twin grip paneled bath with shower over, pedestal wash basin, close coupled WC, chrome ladder style radiator, shaver socket, uPVC double glazed window, half tiled in ceramics. OUTSIDE; The frontage is paved behind a brick curtilage wall with wrought iron embellishments, side drive with gate leads to rear garden, shared access to the car park with designated space. REAR GARDEN; Paved patio area, external tap - enclosed within fencing. LOCATION: Located in Woodhouse Park, Close to The Airport, Wythenshawe Hospital, And Local Shopping Facilities. Excellent Transport Links. Must see opportunity. The property is available for immediate viewing by appointment only. Property Type: Detached Available from 10th March 2026 Renting price: £1300.00 Pricing Options: Guide Price Council tax band: B EPC rating: C Measurement: 635.071 sq.ft. Outside Space: Rear Garden Parking: Rear, Residents, On street Heating Type: Gas Central Heating -----

2

Bed Room(s)

1

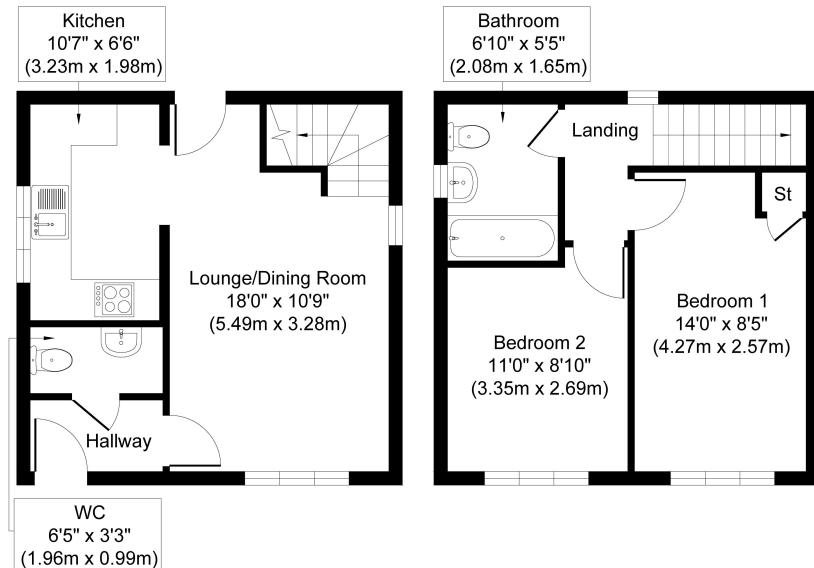
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**Ground Floor**  
**Approximate Floor Area**  
**317 sq. ft**  
**(29.40 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**317 sq. ft**  
**(29.40 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	59 square metres

### Rules on letting this property

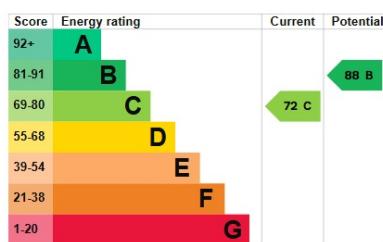
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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