



*Jordan fishwick*

53 Finchley Road, Fallowfield, M14 6EN  
£1,425 Per Calendar Month



**Finchley Road Manchester  
M14 6EN**

**£1,425 Per Calendar Month**



### The Property

View our Virtual Tour Here - <https://youtu.be/2i1gxyihuww>

**\*\*\* AVAILABLE END OF APRIL \*\*\*** A beautifully presented and traditional semi-detached bay-fronted property located on a popular road offering spacious accommodation for a couple, professional working sharers or a small family. Conveniently located for Withington, Fallowfield & Manchester City Centre. The accommodation comprises briefly: entrance hall, front reception room, rear lounge with gas fire, kitchen with side access to the garden. To the first floor there are three well-proportioned bedrooms with fitted wardrobes and a bathroom with full suite and electric shower. Gas central heating and double glazing are installed. There is a paved front garden, driveway and garage with large lawned rear garden. Fully Furnished. Gardener included. Viewing is highly recommended. Sorry no students.

EPC Rating - D

- Available End of April
- Three Bedroom Semi Detached
- Two Reception Rooms
- Ideal for Couples or Small Family Only
- Recently Decorated
- Nicely Presented Throughout
- Garden with Garage
- Driveway Parking
- Fully Furnished As Seen
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	





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Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington