



*Jordan fishwick*

25 Ladybarn Lane, Fallowfield, M14 6NG  
£3,142 Per Calendar Month



## The Property

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

**\*\*\* AVAILABLE AUGUST \*\*\* £145.00 PPPW \*\*\* BILLS PACKAGE AVAILABLE \*\*\*** A larger than average five bedroomed, modern student home ideally located within walking distance to Wilmslow Road bus routes, Fallowfield centre, bars and restaurants. Ideal for master or post graduate students. In brief, the property comprises; entrance hall, spacious lounge, generous double ground floor bedroom, through to a great sized dining room and separate stylishly presented kitchen with white goods inc dishwasher. To the first floor are a further three double bedrooms and two modern bathroom and shower rooms. Finally up to the top floor housing the huge attic room. The property also benefits from an enclosed yard to the rear. Fully Furnished with bed, wardrobe, chest of drawers, desk and bedside table in each room. Off road parking. Viewings highly recommended! To view apply Withington 0161 438 2411.

EPC Rating - D

## Ladybarn Lane Manchester M14 6NG

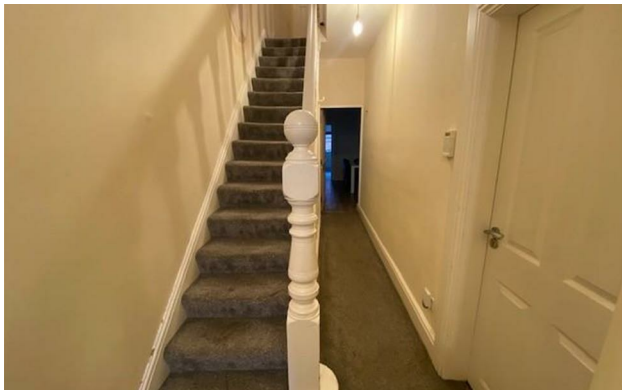
£3,142 Per Calendar Month



- Available 1st August
- £145.00 PPPW
- Five Double Bedrooms
- Two Reception Rooms
- Modern Decor Throughout
- Fully Furnished
- Bills Package Available
- Rear Yard
- Off Road Driveway Parking
- 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>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>77</b> |
| (55-68) <b>D</b>                            | <b>60</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<br>2002/91/EC |           |





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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