



*Jordan fishwick*

26 Danes Road, Fallowfield, M14 5JS  
£1,250 Per Calendar Month



**Danes Road Manchester M14 5JS**

**£1,250 Per Calendar Month**



### The Property


View our Virtual Tour Here - [https://youtu.be/FMQZ\\_KaX80w](https://youtu.be/FMQZ_KaX80w)

**\*\* AVAILABLE OCTOBER \*\*** A beautiful and spacious two bedrooed duplex apartment occupying a first and second floor position within a popular purpose built development. Located in a very quiet area of Fallowfield, sandwiched between Birchfields and Platt Fields Park. The apartment benefits from it's own private entrance and ideal for a couple, working professionals or small family. Comprising entrance with stairs up to entrance landing, lounge inc. dining table and chairs, kitchen with serving hatch and double bedroom to inc. wardrobe/chest of drawers only. A further flight of stairs takes you to the house bathroom with three piece suite and the large master bathroom to inc. all furniture. The development is set in communal grounds with residents and visitors parking. Offered on a part furnished basis. To View Apply Withington 0161 438 2411.

EPC Rating - C

- Available October
- Two Double Bedrooms
- Duplex Apartment
- Part Furnished
- Parking
- Communal Gardens
- Quiet Location
- Close to all Local Amenities
- No Deposit Option Available
- Council Tax Band B



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>71</b>	<b>72</b>
(55-68) <b>D</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 	





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.

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