



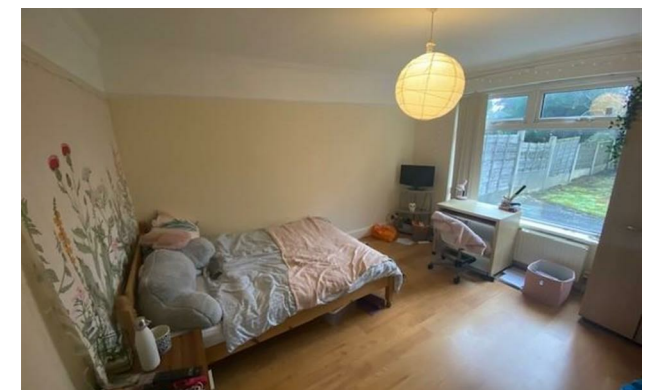
Jordan fishwick

35 Leighbrook Road, Fallowfield, M14 6BG
£1,560 Per Calendar Month



**Leighbrook Road
Manchester M14 6BG**

£1,560 Per Calendar Month



The Property

Click Link to Video Tour- <https://youtu.be/uxAIUNXVKI>

***** AVAILABLE 1ST JULY 2024 *** £120.00 PPPW *** NO DEPOSIT OPTION AVAILABLE *** BILLS PACKAGE AVAILABLE *****
Well kept and spacious three bedroom house in Fallowfield, a short walk to Wilmslow Road, and within easy reach of Withington and Fallowfield amenities. The house boasts three large double rooms, one downstairs overlooking the back garden and two upstairs. There is a fourth room available as a study. Accommodation overall comprises of entrance hallway leading to good sized living area, downstairs WC. Large kitchen with plenty of storage. Downstairs large double bedroom. Upstairs there is a bathroom with shower, two large double rooms, and a further small study. There is plenty of off road parking for 2 cars, and a good sized garden at the rear that can be used. Furnished. Gas central heating. To arrange a viewing please call Withington 0161 438 2411.

EPC Rating - D

- Available July 2023
- £100.00 PPPW
- Three Double Bedrooms
- Spare Study Room
- No Deposit Option Available
- Fully Furnished
- Great Location
- Garden To Rear



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	





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