



*Jordan fishwick*

46 Talbot Road, Ladybarn, M14 6TB  
£1,950 Per Calendar Month



## Talbot Road Manchester M14 6TB

£1,950 Per Calendar Month



### The Property

View our Virtual Tour Here - <https://youtu.be/IpzmTOv1AB0>

**\*\* AVAILABLE NOW \*\* CALLING ALL FAMILIES \*\* NO STUDENTS / SHARERS \*\*** A beautiful and large four bedroomed, semi detached family home situated on a very popular residential street. The property is ideal for a family with Mauldeth Road Primary School located just over the garden hedge! The well proportioned internal accommodation comprises briefly: enclosed porch with UPVC front door, hallway with stairs to the first floor and solid wood flooring running throughout, vast lounge/dining room with bay window to front and double patio doors to the rear garden. The stylish fully integrated kitchen has gloss fitted low level units with worktops over and matching eye level units. Skylights and floor to ceiling bi-folding doors, let the incredible south facing garden and sunlight in. Downstairs WC and access to the garage. Up on the first floor there are four double bedrooms with the master housing an ensuite shower room and a fully tiled bathroom with three piece suite including over bath shower. Externally there is a driveway to the front that leads up to a garage with access to the house. The rear garden is a fantastic size and is mostly lawn with patio seating area and feature piano! Available part furnished. Unfortunately not available to students or sharers. Please call Withington on 0161 438 2411 today to avoid disappointment.

EPC Rating - C

- Available Now
- Four Double Bedrooms
- Light & Spacious Reception Room
- Two Bathrooms & Separate WC
- Ideal for Families Only
- Part Furnished
- Garage & Attic Space
- South Facing Garden
- Driveway Parking & Garage
- 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>86</b>
(69-80) <b>C</b>	<b>74</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	





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