



Jordan fishwick

46 Talbot Road, Fallowfield, M14 6TB
£1,750 Per Calendar Month



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The Property


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

**** AVAILABLE AUGUST ** CALLING ALL FAMILIES **** 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 fully furnished but please discuss what items will be removed. Unfortunately not available to students or sharers. Call Withington on 0161 438 2411 today to avoid disappointment - this property will not be around for long!!

EPC Rating - C

- Available August
- Four Double Bedrooms
- Light & Spacious Reception Room
- Two Bathrooms & Separate WC
- Ideal for Families
- Furnished
- Garage & Attic Space
- South Facing Garden
- Driveway Parking
- Close to all Local Amenities & Primary School



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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 





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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