



*Jordan fishwick*

63 Egerton Road, M14 6UZ  
£2,600 Per Calendar Month



**Egerton Road Fallowfield  
M14 6UZ**

**£2,600 Per Calendar Month**



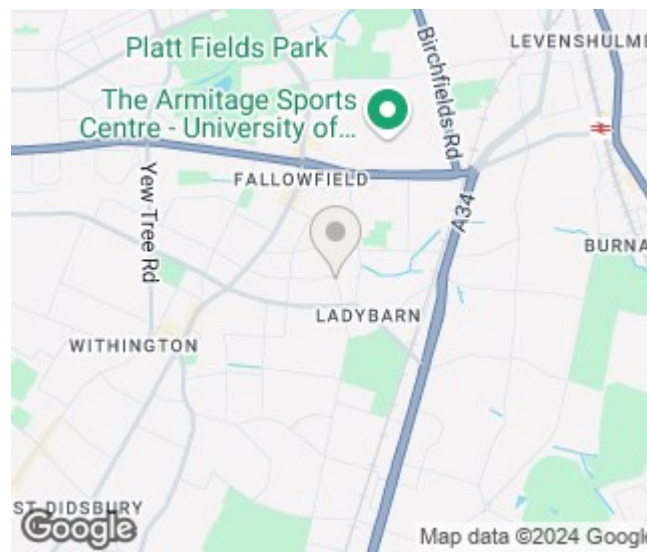
### The Property


View our Virtual Tour Here - <https://youtu.be/fyXowt4csqY>

**\*\*\* AVAILABLE 1ST JULY 2025 \*\*\* £150.00 PPPW \*\*\* HALF RENT FOR JULY ONLY \*\*\* NO DEPOSIT OPTION AVAILABLE \*\*\*  
BILLS PACKAGE AVAILABLE \*\*\* Modern, spacious, & well-presented accommodation throughout!! Huge benefit of a large garden and parking to the rear. The home in brief offers; four double bedrooms (two ensuite), a separate shower room, & a great sized open plan living thru to the fitted kitchen diner. Furnished to a high level. Bills Package available - enquire with the agent. To View Apply Withington**

EPC Rating - C

- Available July 2025
- £150.00 PPPW
- Four Double Bedrooms
- Two En-Suite Bathrooms
- Half Rent for July Only
- No Deposit Option Available
- Bills Package Available
- Garden and Parking
- Council Tax Band A
- EPC Rating 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>73</b>	<b>79</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