



*jordan fishwick*

25 Ladybarn Lane, Fallowfield, M14 6NG  
Guide Price £3,575 Per Calendar Month





## Ladybarn Lane Manchester M14 6NG

£3,575 Per Calendar Month



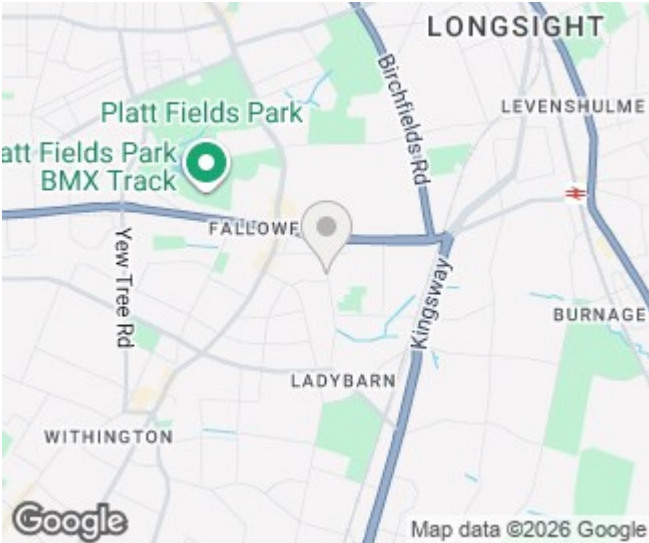
### The Property

\*\*\* AVAILABLE 1st JULY \*\*\* £165.00 PPPW \*\*\* BILLS PACKAGE AVAILABLE \*\*\* A larger than average five bedrooomed, modern student home ideally located within walking distance to Wilmslow Road bus routes, Fallowfield centre, bars and restaurants. Ideal for master or post graduate students. In brief, the property compromises; entrance hall, spacious lounge, generous double ground floor bedroom, through to a great sized dining room and separate stylishly presented kitchen with white goods inc dishwasher. To the first floor are a further three double bedrooms and two modern bathroom and shower rooms. Finally up to the top floor housing the huge attic room. The property also benefits from an enclosed yard to the rear. Fully Furnished with bed, wardrobe, chest of drawers, desk and bedside table in each room. Off road parking. Viewings highly recommended! To view please contact our Didsbury office

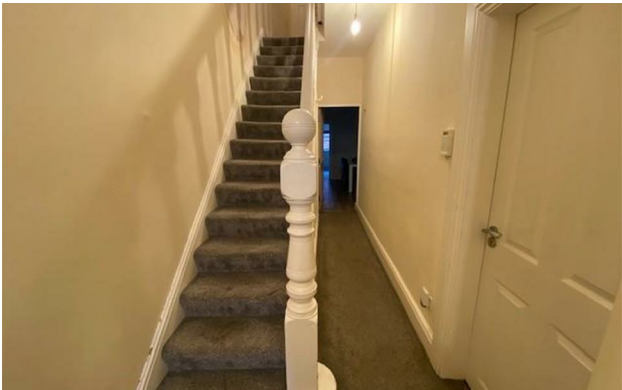
View our Virtual Tour Here - <https://youtu.be/khzeFcpsyKE>

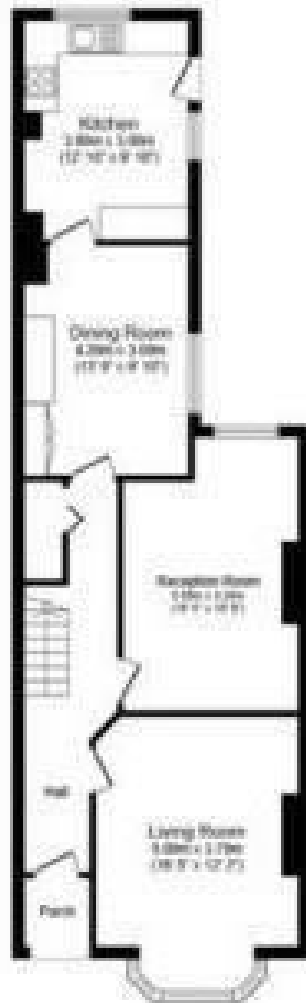
EPC Rating - D // Council Tax Band C

- Available 1st July
- £165.00 PPPW
- Five Double Bedrooms
- Two Reception Rooms
- Modern Decor Throughout
- Fully Furnished
- Bills Package Available
- Off Road Driveway Parking
- Council Tax Band C
- EPC Rating D

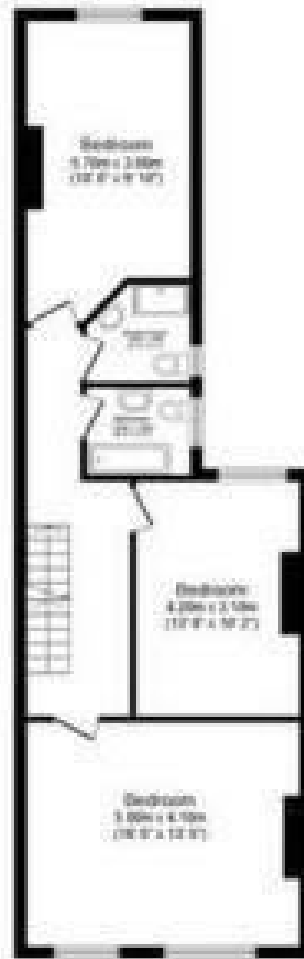


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

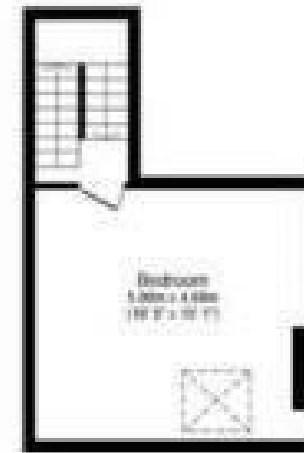




**Ground Floor**



**First Floor**



**Second Floor**



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