



*jordanfishwick*

56 Dickenson Road, M14 5ST  
£900 Per Calendar Month



**Dickenson Road Fallowfield  
M14 5ST**

**£900 Per Calendar Month**



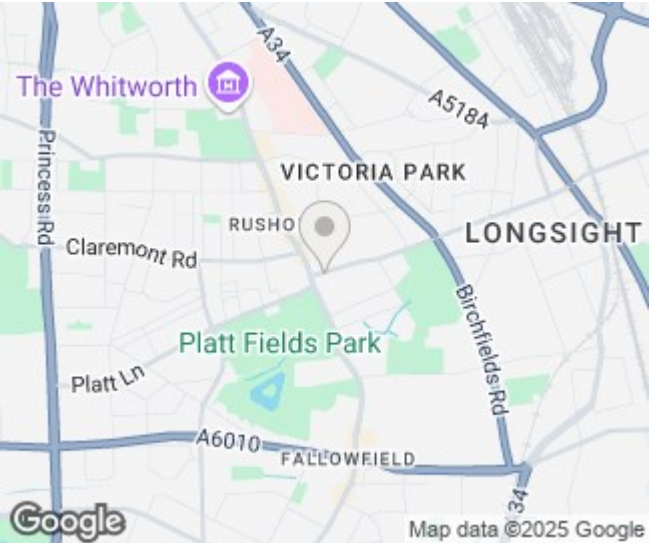
### The Property

**\*\* AVAILABLE JANUARY \*\*** A well presented duplex apartment forming part of a popular development located only a short distance from Manchester City Centre, enjoying a first floor position with allocated parking and internet included. Ideal for single occupant or couple. Comprising: open plan living space, kitchen, shower room, staircase giving access to the double bedroom. The apartment is well situated just off Wilmslow Road offering excellent transport links to Manchester and beyond. To the ground floor there is a secure communal bike storage room. Furnished. Internet inc. in the rental figure. Viewing recommended - please call Withington 0161 438 2411.

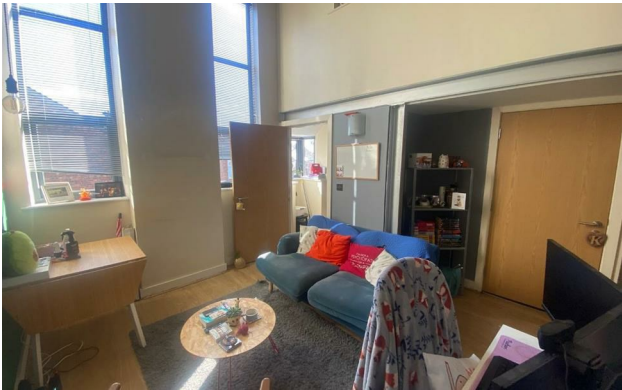
EPC Rating - C



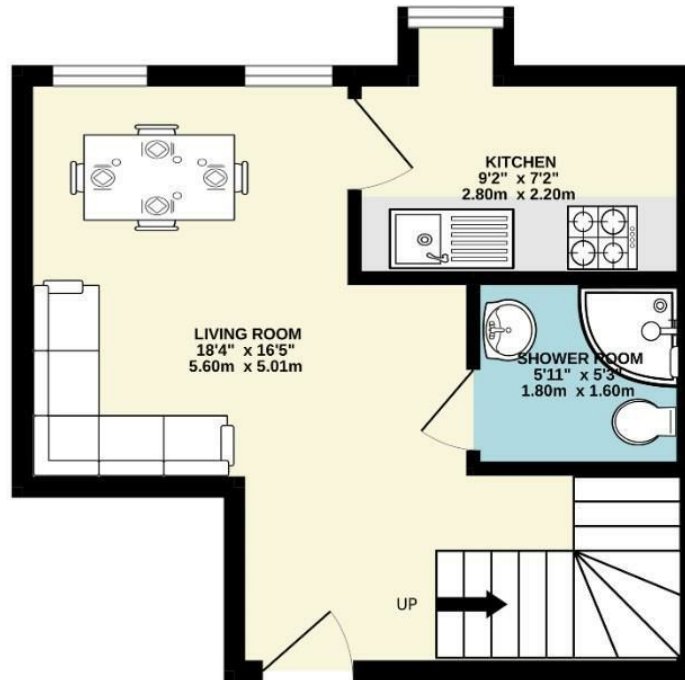
- Available January
- One Double Bed Duplex
- Open Plan Living Space & Separate Kitchen
- Fully Furnished
- Internet Included
- Ideal for Single Occupant or Couple
- Located off Wilmslow Road
- Allocated Parking
- Council Tax Band A
- EPC Rating C



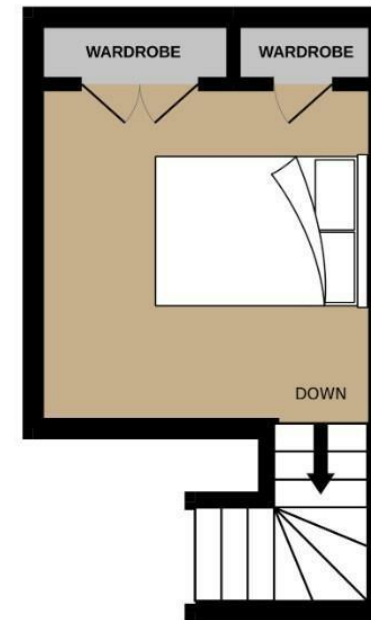
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR  
130 sq.ft. (12.1 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022



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