



*jordanfishwick*

152 Brailsford Road, Fallowfield, M14 6QA  
£1,235 Per Calendar Month



## The Property

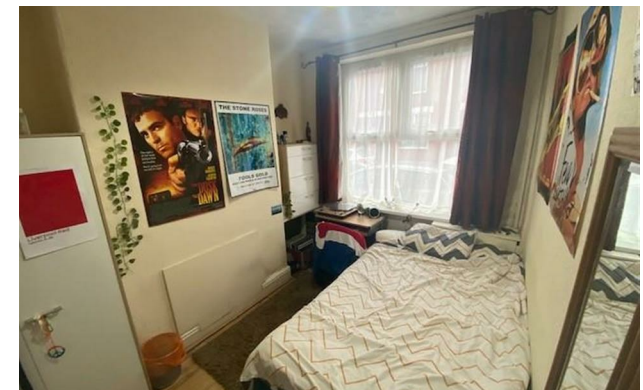
View our Virtual Tour Here - <https://youtu.be/Z-WgWNFnopw>

\*\*\* AVAILABLE JULY 2023 \*\*\* £95.00 PPPW \*\*\* STUDENT PROPERTY \*\*\* HALF RENT OVER SUMMER \*\*\* A well presented three double bedroom terrace house perfectly suited for professional sharers or students. The property is ideally located within walking distance of all local amenities and transport links to the City Centre. In brief, the property compromises; entrance hall, front double bedroom, generous lounge with open plan fitted kitchen, attached outhouse (great for bike storage) and a gravelled well maintained yard to the rear. To the first floor are a further two double bedrooms and a modern bathroom. Fully Furnished. To view apply Withington 0161 438 2411.

EPC Rating - D

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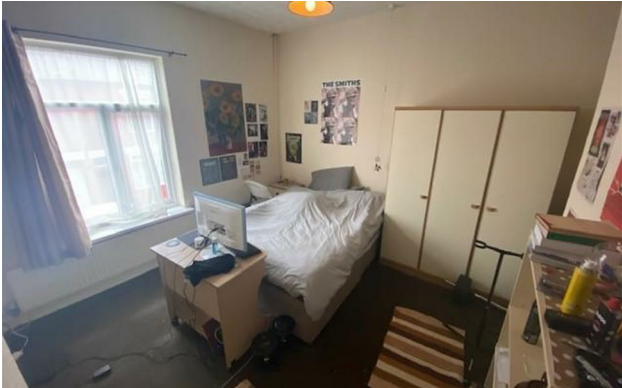




- Available July 2023
- £95.00 PPPW
- Three Double Bedrooms
- Modern Bathroom
- Outhouse for Bike Storage
- Well Maintained Yard
- Fully Furnished
- Great Location
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 





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