



*Jordan fishwick*

59 Palatine Road, Didsbury, M20 3LS  
Guide Price £1,450 Per Calendar Month



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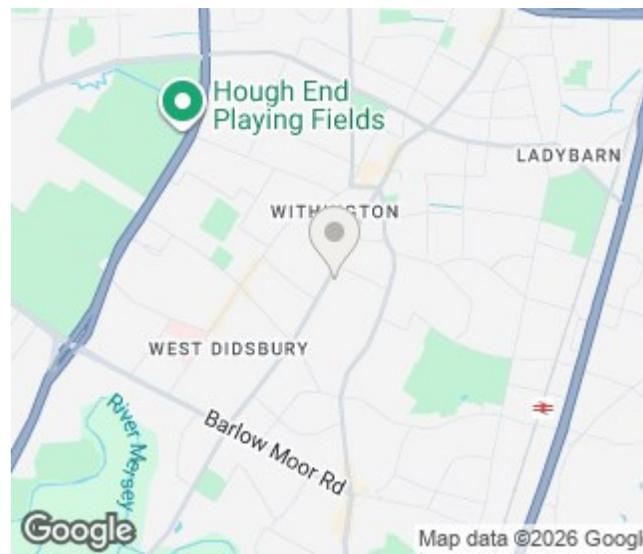
### The Property

\*\*\* AVAILABLE APRIL \*\*\* Jordan Fishwick are delighted to bring to the market this beautifully presented, two bedroom, second floor apartment. Situated in a prime location, within strolling distance of West Didsbury Village and Withington, it is close to all local amenities inc. independent shops, cafe bars and restaurants as well as the Metrolink on your doorstep, making it ideally suited to a couple, single occupant or professional sharers. The property comprises: an entrance hallway with storage cupboard and intercom entry system. Generous open plan living space, incorporated with a modern fitted kitchen offering plenty of wall and base level units, with integrated appliances and breakfast bar. The living space offers ample room for living and dining room furniture and boasts a beautiful balcony which overlooks the communal garden frontage. There are two well-proportioned double bedrooms fitted wardrobes. The property is served by a contemporary three-piece bathroom suite which provides a bath with shower over, wash basin and W.C. Externally the development has well maintained communal gardens and a secure rear car park, with this apartment benefitting from one allocated parking space. To arrange a viewing please contact our Didsbury office.

View our Virtual Tour Here - <https://youtu.be/7rIqwwROPR4>

EPC Rating C // Council Tax Band C

- Available April
- Two Double Bedrooms
- Ideal for Couple or Sharers
- Renovated in Recent Years
- Modern in Design Throughout
- Small Balcony
- Communal Gardens
- Allocated Parking
- Council Tax Band C
- 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>76</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.

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