

## 56 Talbot Road, Fallowfield, M14 6TB

£2,200 Per Month

- Four Bedrooms semi-detached house
- two bathrooms
- Large rear garden
- Close to motorway, amenities and transport links
- Newly refurbished.
- Spacious Reception Room and Modern fitted kitchen
- Walking distance to Mauldeth Road train station
- Fully furnished.
- Large front driveway
- School catchment area- Ladybarn Primary School, Levenshulme High School, Withington Girls' School

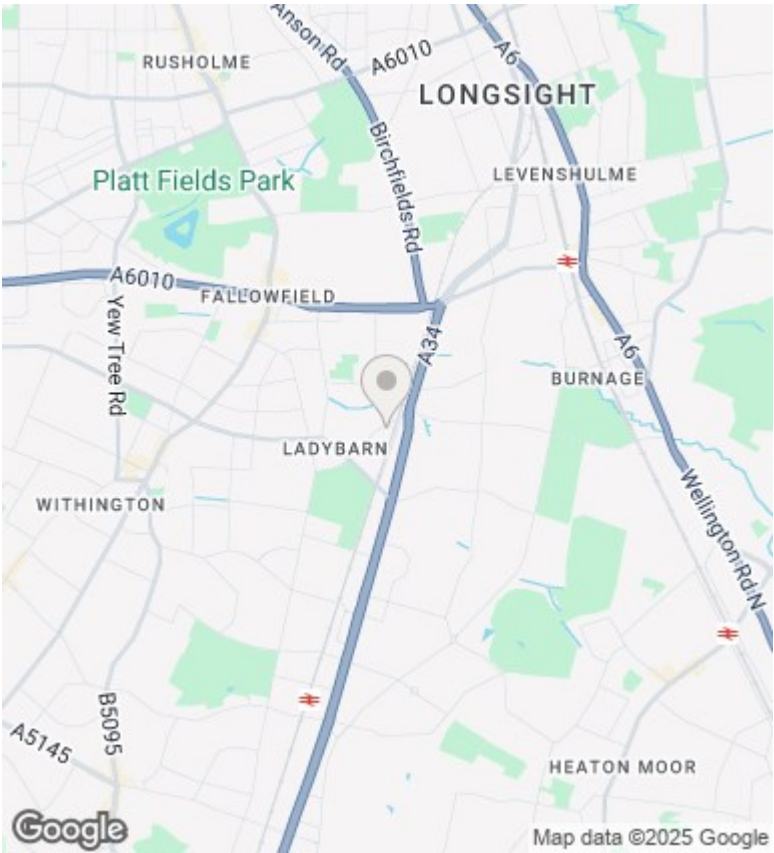
Directions

Viewings

Viewings by arrangement only. Call 0161 804 3480 to make an appointment.

Council Tax Band

EPC Rating:



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