



jordan fishwick

46 Landcross Road, Fallowfield, M14 6NB
Guide Price £2,297 Per Calendar Month



**Landcross Road Manchester
M14 6NB**

£2,297 Per Calendar Month



The Property

*** AVAILABLE 8TH JULY 2026 *** £135.00 / £125.00 PPPW *** STUDENT PROPERTY *** BILLS PACKAGE AVAILABLE *** Ideally located within walking distance to Fallowfield centre and Wilmslow Road bus routes, this four double bedroom property is perfect for student sharers. In brief, the property comprises; entrance hall, ground floor front bedroom, generous lounge, stylishly presented fitted kitchen leading to a separate utility area with drying pulley. Upstairs are a further three double bedrooms @ £135.00 PPPW for the larger rooms and £125.00 PPPW for the smaller room, along with a modern shower room. Fully furnished. Contact our Didsbury office to arrange a viewing

View our Virtual Tour Here - <https://youtu.be/c1RNQiE2ALo>

EPC Rating - D // Council Tax Band B

- Available July 2026
- £135.00 / £125.00 PPPW
- Four Double Bedrooms
- Fully Furnished
- Separate Utility Room
- Great Location for Students
- Yard
- On Street Parking
- Council Tax Band B
- EPC Rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
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: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington