



*Jordan fishwick*

6 Edgeworth Drive, Ladybarn, M14 6RU  
£1,050 Per Calendar Month



Edgeworth Drive Manchester  
M14 6RU

£1,050 Per Calendar Month



### The Property

View are Virtual Tour Here - <https://youtu.be/PNI7eC7Ykdw>

\*\*\* AVAILABLE NOW \*\*\* A recently refurbished and decorated unfurnished two double bedroom and spacious semi detached property located on a quiet backwater in Ladybarn which would be ideal for a couple, two professional sharers or a small family. In brief:- entrance porch and lobby, large lounge with under stairs storage cupboard, fully fitted kitchen with space for a dining table and includes, dishwasher, washing machine and fridge freezer, double patio doors leading through to a large conservatory. To the first floor are two double bedrooms with the front main bedroom housing a fitted wardrobe with sliding doors and the spacious family bathroom with bath and separate shower cubicle. In addition, there is a large enclosed rear garden with two vegetable patches and lockable shed with electricity supply and driveway parking to the front. Offered on an unfurnished basis. DG and GCH. This will not be around for long - to book a viewing please call Withington 0161 438 2411.

EPC Rating - D



- Available September
- Two Double Bedrooms
- Large Living Room
- Conservatory
- Renovated Throughout in Recent Years
- Unfurnished
- Large Garden
- Driveway Parking
- Council Tax Band B
- EPC Rating D



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            | <b>67</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<br>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