



*Jordan fishwick*

36 Horton Road, Fallowfield, M14 7GB  
£1,300 Per Calendar Month



**Horton Road Manchester  
M14 7GB**

**£1,300 Per Calendar Month**



### The Property

View our Virtual Tour Here - [https://youtu.be/LY1qrMPu\\_Ik](https://youtu.be/LY1qrMPu_Ik)

**\*\* AVAILABLE SEPTEMBER \*\*** A delightful two bedroom end terrace property, boasting stylish and modern decor throughout. The property is perfectly suited to a couple, small family or professional sharers and is ideally located within walking distance to local amenities and transport links to the City Centre. In brief, the property comprises; entrance hall, spacious front reception/dining room with space for a home office, great sized living area and a fitted kitchen with white goods. To the first floor are two double bedrooms complete with all furniture and a modern bathroom suite with shower cubicle. To the rear of the property is a decent sized yard that catches plenty of sunlight. Available fully furnished. To view and discuss the no deposit option please apply Withington 0161 438 2411.

EPC Rating - D

- Available September
- Two Double Bedrooms
- Two Reception Rooms
- Beautifully Decorated Throughout
- Fully Furnished
- Rear Garden
- Great Location
- On Street Parking
- Council Tax Band A
- 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>		
(55-68) <b>D</b>	<b>57</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	





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Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington