



*Jordan fishwick*

2B Egerton Road, Fallowfield, M14 6XW  
£1,750 Per Calendar Month



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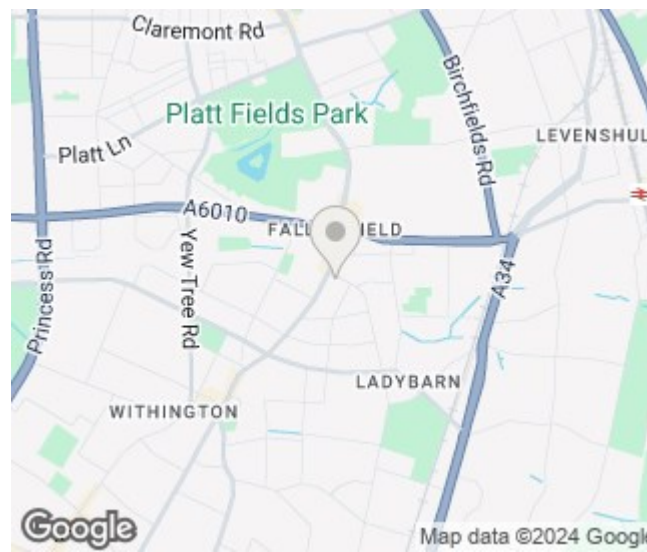


### The Property

\*\*\* AVAILABLE SEPTEMBER \*\*\* A superbly presented four bedroom semi detached home perfectly suited to a professional family, set back off Egerton Road within walking distance to Wilmslow Road bus routes to the City Centre, Universities and local amenities. In brief, the property comprises; entrance hall, generous lounge, stylishly presented kitchen/diner with high spec integrated appliances with French doors leading to the rear garden and a downstairs W/C. The first floor provides a good sized main bedroom, modern four piece bathroom suite and a second bedroom/currently office. The top floor provides two further generous bedrooms. Further benefits include a spacious rear lawned garden with a patio area and parking for two cars to the front of the property. Offered on a fully furnished basis \*\* Please note the landlord does not have the licensing for students and/or sharers, therefore suitable for a couple or families only \*\* To view apply Withington 0161 438 2411.

EPC Rating - B

- Available Septemeber
- Four Bedrooms
- Townhouse
- Fully Furnished
- Superb Family Home
- Great Location
- Garden
- Driveway Parking for Two Cars
- Council Tax Band D
- EPC Rating B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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.

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