



21 Ladybarn Road | Manchester | M14 6WN

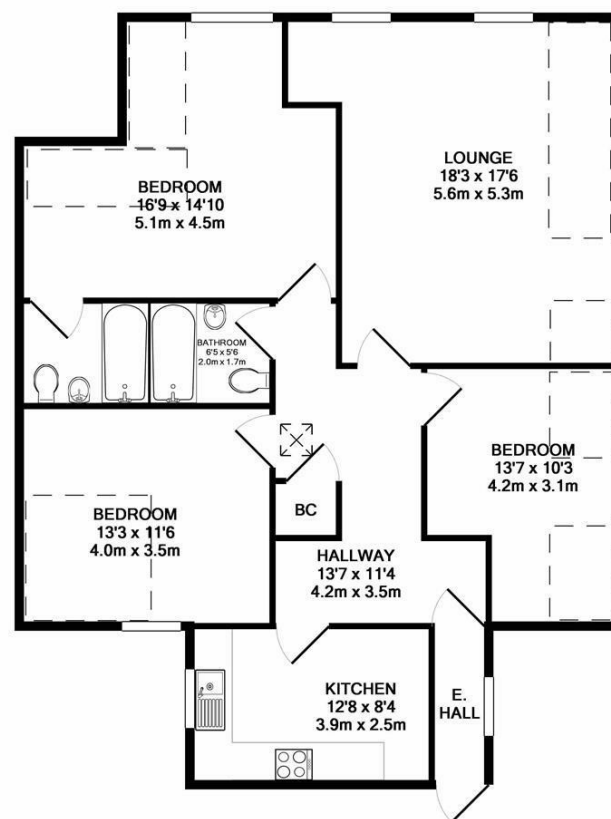
£1,890 PCM

The
**GOOD
ESTATE**
AGENCY

21 Ladybarn Road | Fallowfield Manchester | M14 6WN £1,890 PCM

*** AVAILABLE FROM JULY 2026 *** 3 BED STUDENT PROPERTY, FURNISHED WITH PARKING. An excellent, spacious 2nd floor apartment in a central Fallowfield location. The property comprises: entrance hall, spacious living and dining room, separate fitted kitchen, master bedroom with en suite bathroom, two further double bedrooms and house bathroom. Further benefits include off street parking and intercom system. Located in a fantastic position, only a short walk to Oxford Road with all the shops, bars and restaurants Fallowfield has to offer. Also convenient for the main Oxford Road / Wilmslow Road bus route to the Universities, Didsbury and Manchester city centre. Available from 8th July 2026. £145pppw x 3, part bills included (water, TV license and broadband).

- THREE DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- SECOND FLOOR APARTMENT
- OFF STREET PARKING
- MODERN BATHROOM & EN SUITE TO MASTER BEDROOM
- INTERCOM SYSTEM
- EXCELLENT CENTRAL FALLOWFIELD LOCATION
- NEAR TO SHOPS, BARS & RESTAURANTS



TOTAL APPROX. FLOOR AREA 1096 SQ.FT. (101.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	56	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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