



*jordan* fishwick

33 Leighbrook Road, M14 6BG  
Guide Price £1,807 Per Calendar Month

# Available with

# Reposit

## No deposit needed

**Leighbrook Road Fallowfield  
M14 6BG**

**£1,807 Per Calendar Month**



### The Property

\*\*\* AVAILABLE 1ST JULY 2026 \*\*\* £139.00 PPPW \*\*\* NO DEPOSIT OPTION AVAILABLE \*\*\* BILLS PACKAGE AVAILABLE \*\*\*  
Well-kept and spacious three-bedroom house in Fallowfield, a short walk to Wilmslow Road, and within easy reach of Withington and Fallowfield amenities. The house boasts three large double rooms, one downstairs overlooking the back garden and two upstairs. There is a fourth room available as a study. Accommodation overall comprises of entrance hallway leading to living area. Good sized kitchen with plenty of storage and white good. Downstairs large double bedroom. Upstairs there is a bathroom with shower, two large double rooms, and a further small study. There is plenty of off-road parking for 2 cars, and a good-sized garden at the rear that can be used. Furnished. Gas central heating. To arrange a viewing please contact our Didsbury office

Click Link to Video Tour- <https://youtu.be/6wzOfdfawGM>

EPC Rating - D // Council Tax Band C

- Available July 2026
- £139.00 PPPW
- Three Double Bedrooms
- Spare Study Room
- No Deposit Option Available
- Fully Furnished
- Great Location
- Garden To Rear
- Council Tax Band C
- EPC Rating D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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