



**26 DANES ROAD, M14 5JS**  
**£1,150 PER MONTH**



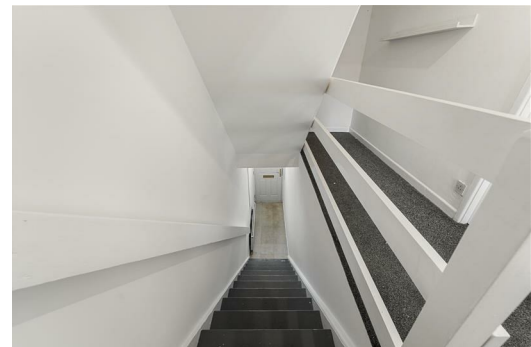
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## DESCRIPTION

A DECEPTIVELY SPACIOUS AND NEWLY REDECORATED TWO BEDROOM MAISONETTE. EXCELLENT LOCATION WITHIN A MOMENTS WALK OF THE HUB OF FALLOWFIELD, YET NESTLED IN A QUIET LEAFY CORNER.

This home benefits from two well proportioned double bedrooms, a modern kitchen and a bright, spacious lounge. Perfect for sharers and commuters, the property enjoys a perfect location- tucked away at the end of a quiet tree lined street, yet just a very short walk to the all the fantastic amenities of Fallowfield. Newly redecorated, means you can move straight in and start enjoying your new home straight away.

In brief the property comprises: Entrance hallway with stairs to leading to the accommodation. To the first floor is the lounge, modern fitted kitchen with white goods & appliances and Bedroom 1. Stairs lead to the upper floor featuring a well appointed bathroom and a further large double bedroom. Outside, enjoys a well maintained communal garden offering lawns and privacy from mature trees and shrubs.

Ample off road parking available on a first come first served basis.

AVAILABLE JULY 2026

## KEY FEATURES

- 2 Double Bedrooms
- Modern fitted Kitchen with white goods
- Quiet tree lined position.
- EPC Rating C
- Newly Redecorated
- Short walk to central Fallowfield
- Mature communal garden







# ASHWORTH HOLME

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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