



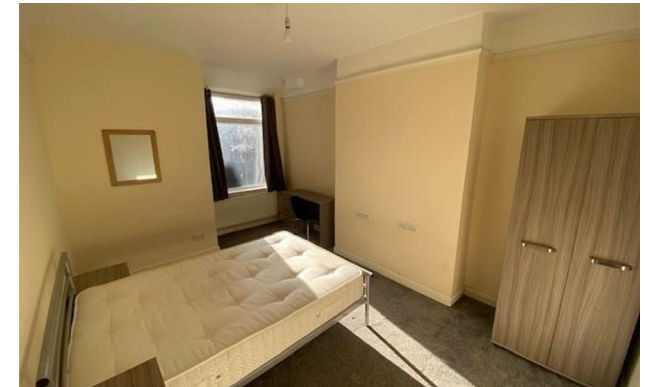
jordan fishwick

25 Ladybarn Lane, Fallowfield, M14 6NG
Guide Price £3,575 Per Calendar Month



Ladybarn Lane Manchester M14 6NG

£3,575 Per Calendar Month



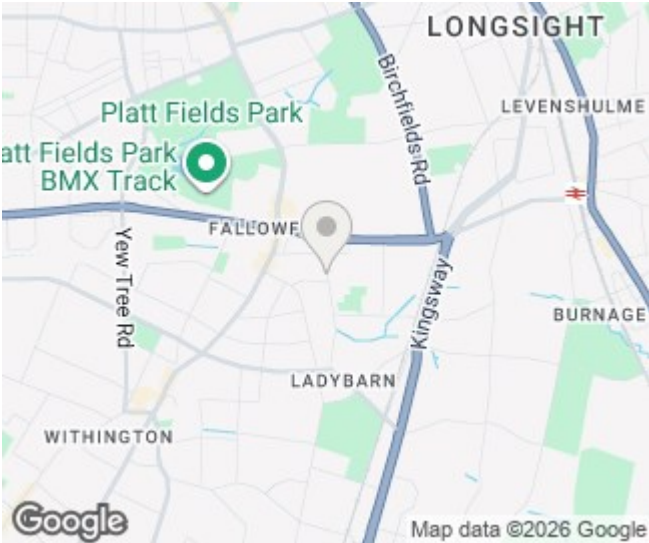
The Property

*** AVAILABLE 1st JULY *** £165.00 PPPW *** BILLS PACKAGE AVAILABLE *** A larger than average five bedroomed, modern student home ideally located within walking distance to Wilmslow Road bus routes, Fallowfield centre, bars and restaurants. Ideal for master or post graduate students. In brief, the property compromises; entrance hall, spacious lounge, generous double ground floor bedroom, through to a great sized dining room and separate stylishly presented kitchen with white goods inc dishwasher. To the first floor are a further three double bedrooms and two modern bathroom and shower rooms. Finally up to the top floor housing the huge attic room. The property also benefits from an enclosed yard to the rear. Fully Furnished with bed, wardrobe, chest of drawers, desk and bedside table in each room. Off road parking. Viewings highly recommended! To view please contact our Didsbury office

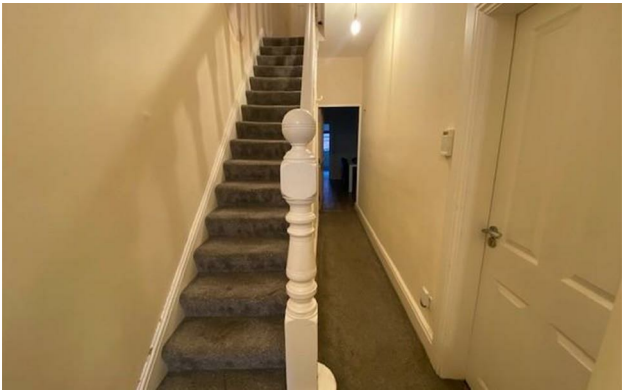
View our Virtual Tour Here - <https://youtu.be/khzeFcpsyKE>

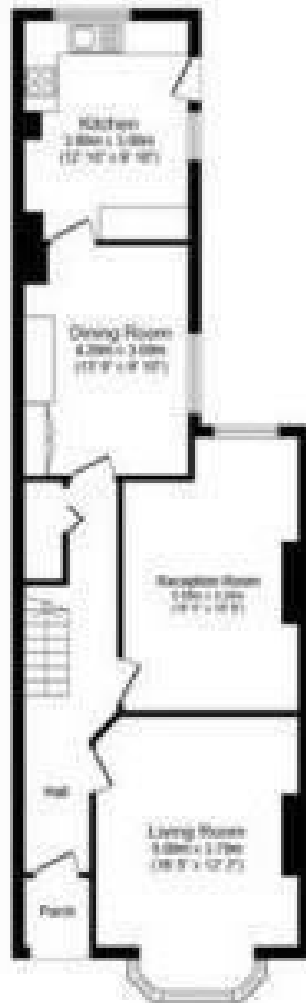
EPC Rating - D // Council Tax Band C

- Available 1st July
- £165.00 PPPW
- Five Double Bedrooms
- Two Reception Rooms
- Modern Decor Throughout
- Fully Furnished
- Bills Package Available
- Off Road Driveway Parking
- Council Tax Band C
- EPC Rating D

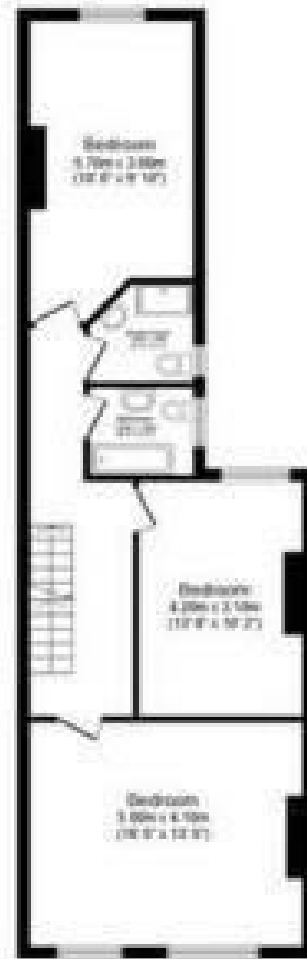


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

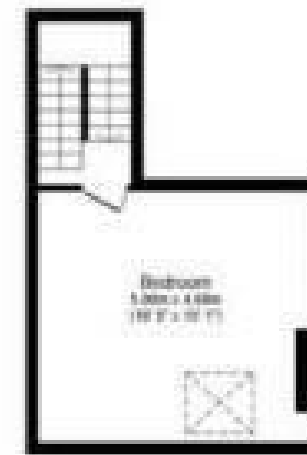




Ground Floor



First Floor



Second Floor



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