



*jordan fishwick*

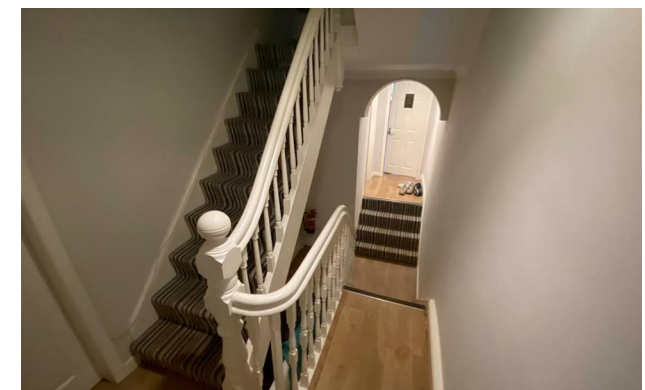
21 Derby Road, M14 6UX  
Guide Price £3,359 Per Calendar Month





**Derby Road Fallowfield M14  
6UX**

**£3,359 Per Calendar Month**



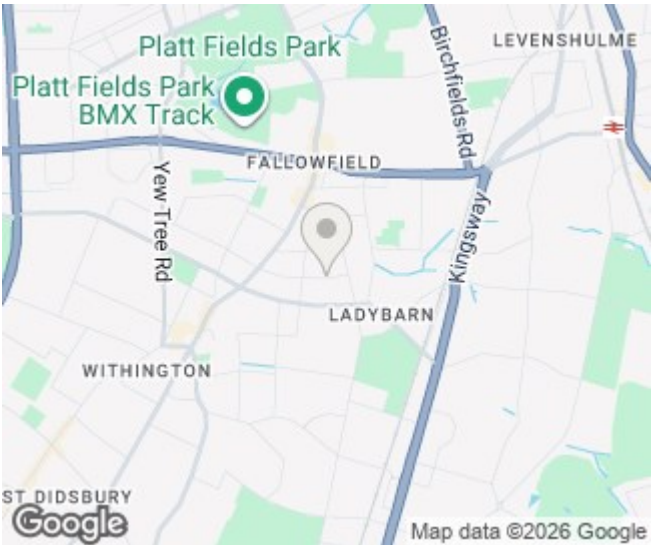
### The Property


\*\*\* AVAILABLE 1ST JULY 2026 \*\*\* £155.00 PPPW \*\*\* HALF RENT FOR JULY ONLY \*\*\* NO DEPOSIT OPTION AVAILABLE \*\*\*  
BILLS PACKAGE AVAILABLE \*\*\* Refurbished in recent years, this five double bedroom duplex apartment also boasts open plan kitchen, dining and living space alongside a separate living room which is all fully furnished. There is a full bathroom and a separate shower room and five double bedrooms situated over two floors. Plenty of on street parking. The property is situated well for transport links to the city centre and Universities. Furnished to a high level. Bills Package available - enquire with the agent. To view please contact our Didsbury office.

View our Virtual Tour Here - [https://youtu.be/QxcbvY\\_Bt\\_I](https://youtu.be/QxcbvY_Bt_I)

EPC Rating - C // Council Tax Band C

- Available July 2026
- £155.00 PPPW
- Five Double Bedrooms
- Two Bathrooms
- Fully Furnished
- No Deposit Option Available
- Bills Package Available
- Great Location
- Council Tax Band C
- EPC Rating C



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

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