



*jordan fishwick*

1 Waverton Road, Fallowfield, M14 7EB  
Guide Price £1,600 Per Calendar Month



**Waverton Road Manchester  
M14 7EB**

**£1,600 Per Calendar Month**



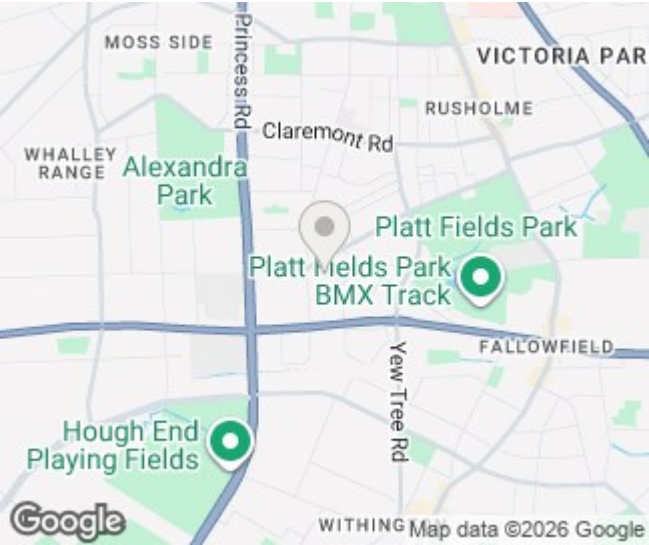
### The Property

\*\*\* AVAILABLE SEPTEMEBR \*\*\* A superb FAMILY townhouse situated close proximity to Fallowfield with good transport links via Princess Road and Platt Lane. Specified to very good standards the accommodation is ideal for a professional couple or family. Sorry not available to students or professional sharers. Comprising; entrance hall, large garage, downstairs double en-suite bedrooms, on the first floor there is a lounge, newly fitted kitchen /diner with floor to ceiling windows. Two double bedrooms and a bathroom occupy the second floor along with another double en-suite bedroom. Externally there is a two car driveway and a grassed/decked garden to the rear. Unfurnished. Please call our Didsbury office to organise a viewing.

View our Virtual Tour Here - <https://youtu.be/38WuUs9GBSE>

EPC Rating - C / Council Tax Band D

- Available September
- Four Bedrooms
- Two En-suite Rooms
- Ideal for Families Only
- Unfurnished
- Floor to Ceiling Windows
- Garden & Garage
- Two Car Driveway
- Council Tax Band D
- EPC Rating C



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>83</b> |
| (69-80) <b>C</b>                            | <b>72</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 |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | 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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