



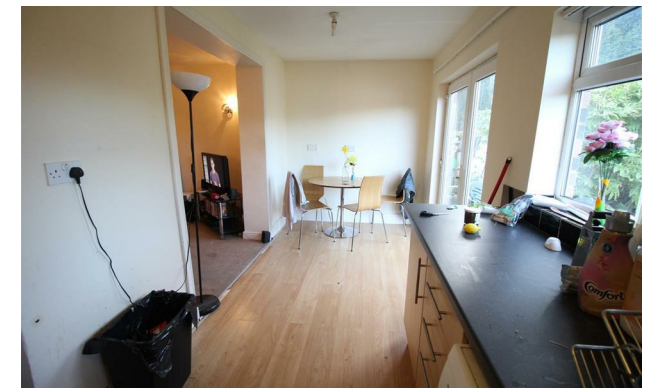
jordan fishwick

18 Colgate Crescent, Fallowfield, M14 6FN
Guide Price £1,625 Per Calendar Month



Colgate Crescent Manchester M14 6FN

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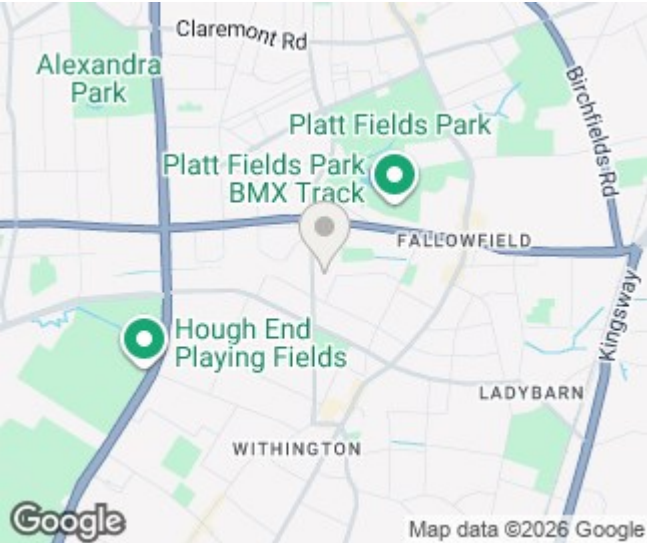



The Property

*** AVAILABLE 1st July 2026*** £125.00 PPPW *** STUDENT PROPERTY *** BILLS PACKAGE AVAILABLE *** Available for the academic year 2026/27 this three double bedroom student home is not to be missed, ideally located within walking distance of Wilmslow Road bus routes, bars and restaurants. In brief, the property compromises; entrance hall, downstairs double bedroom, spacious lounge leading to open plan kitchen/dining room including all appliances. To the first floor are a further two double bedrooms, a spare 4th smaller room that can be used as an office and a modern bathroom. FURNISHED.

EPC Rating - D / Council Tax Band A

- Available July 2026
- £125.00 PPPW
- Three Double Bedrooms
- Spare Fourth Bedroom
- Student Property
- Ideally Located
- 12 Month Contract
- Bills Package Available
- Council Tax Band C
- EPC Rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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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