



*jordan* fishwick

22 Camborne Street, M14 7PH  
Guide Price £1,195 Per Calendar Month

**Camborne Street Fallowfield  
M14 7PH**

**£1,195 Per Calendar Month**



### The Property

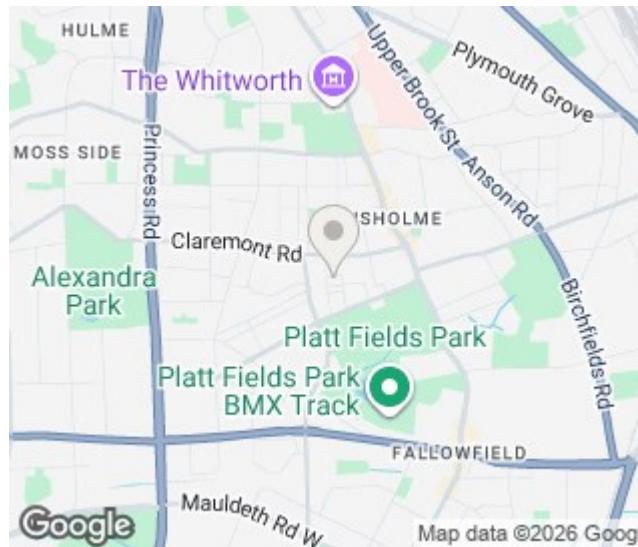
\*\*\* AVAILABLE FEBRUARY \*\*\* A spacious two double bedroom property. The property is conveniently located for commuters into the City Centre and Universities. Perfect for couples, sharers or small families. In brief the property compromises; hallway, front reception room, rear lounge leading to the fitted kitchen that includes washing machine. To the first floor are two large double bedrooms and a shower room. Pleasant yard to the rear. Gas central heating and double glazing. The property is offered on an unfurnished basis as per the photos. Fridge/freezer not provided. Redecorated throughout in January 2025. Please call our Didsbury office to organise a viewing.

View our Virtual Tour Here - <https://youtu.be/p1QDeKrQfUg>

EPC Rating - D / Council Tax Band A



- Available February
- Two Double Bedrooms
- Large Reception
- Unfurnished
- Suitable for Couples, Sharers or Small Families
- Great Location of Fallowfield
- Rear Yard
- On Street Parking
- Council Tax Band A
- EPC Rating D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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