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14 Wilbraham Road, M14 6DL  
Guide Price £1,150 Per Calendar Month



**Wilbraham Road Fallowfield  
M14 6DL**

**£1,150 Per Calendar Month**



## The Property

\*\*\* AVAILABLE NOW \*\*\* A spacious two-bedroom, two-bathroom upper floor apartment located in a modern, private block in an excellent location. Within walking distance of Sainsburys Fallowfield, Platt Fields Park and great transport links it is ideal for a single occupant, couples, families or professional sharers. This property offers spacious and comfortable living with two double bedrooms, one with ensuite, main bathroom and a generously sized kitchen / living area which includes an electric oven & hob, washing machine and a large fridge freezer. The property is offered on a furnished basis and is fully double glazed with electric radiators. Gated on-site parking for one car maximum subject to availability. On street parking available close by, without the need for a permit from the council, at the time of writing. To arrange a viewing please contact our Didsbury office.

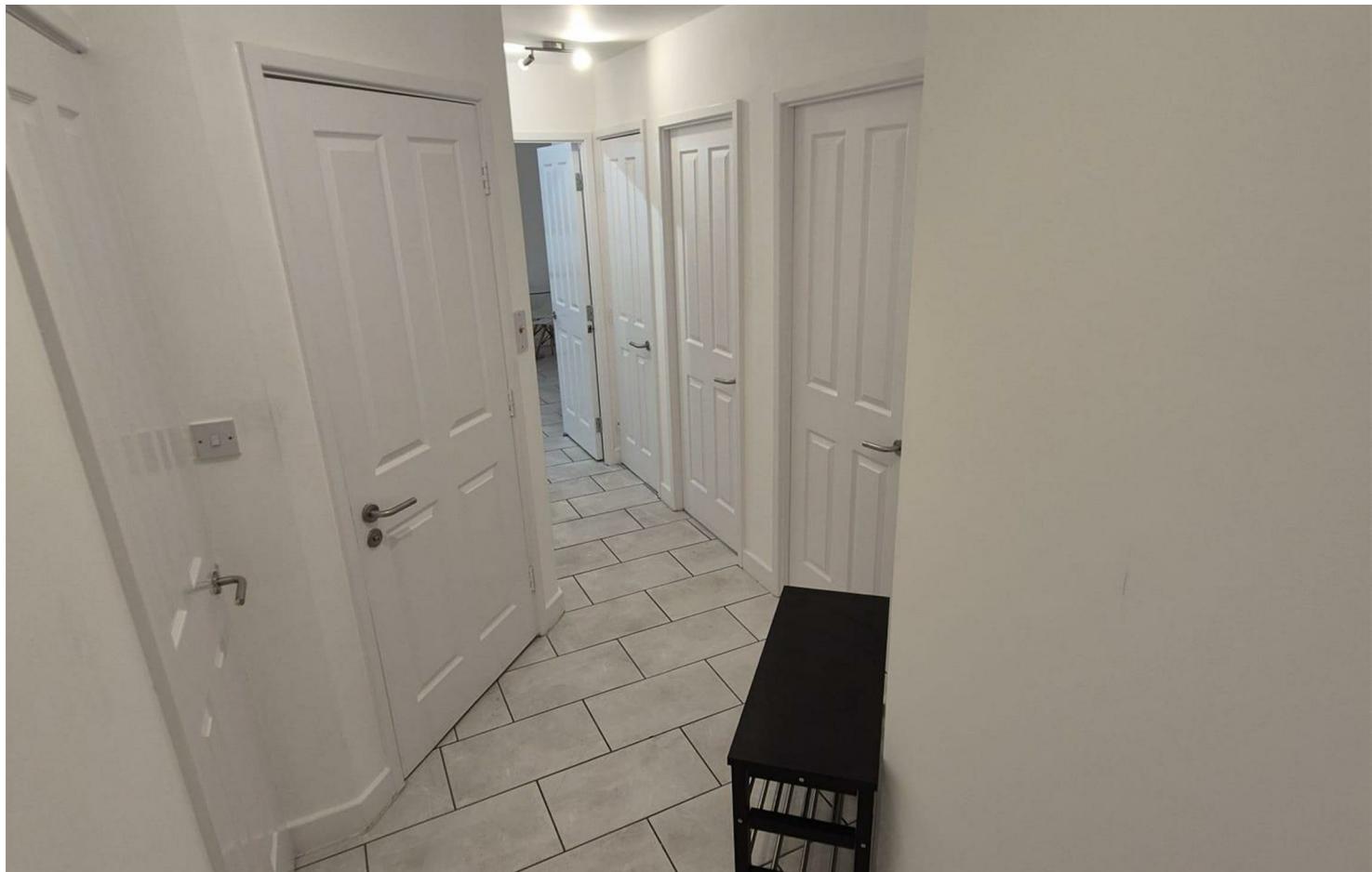
View our Virtual Tour Here - <https://youtu.be/PNlpcSWMGxA>

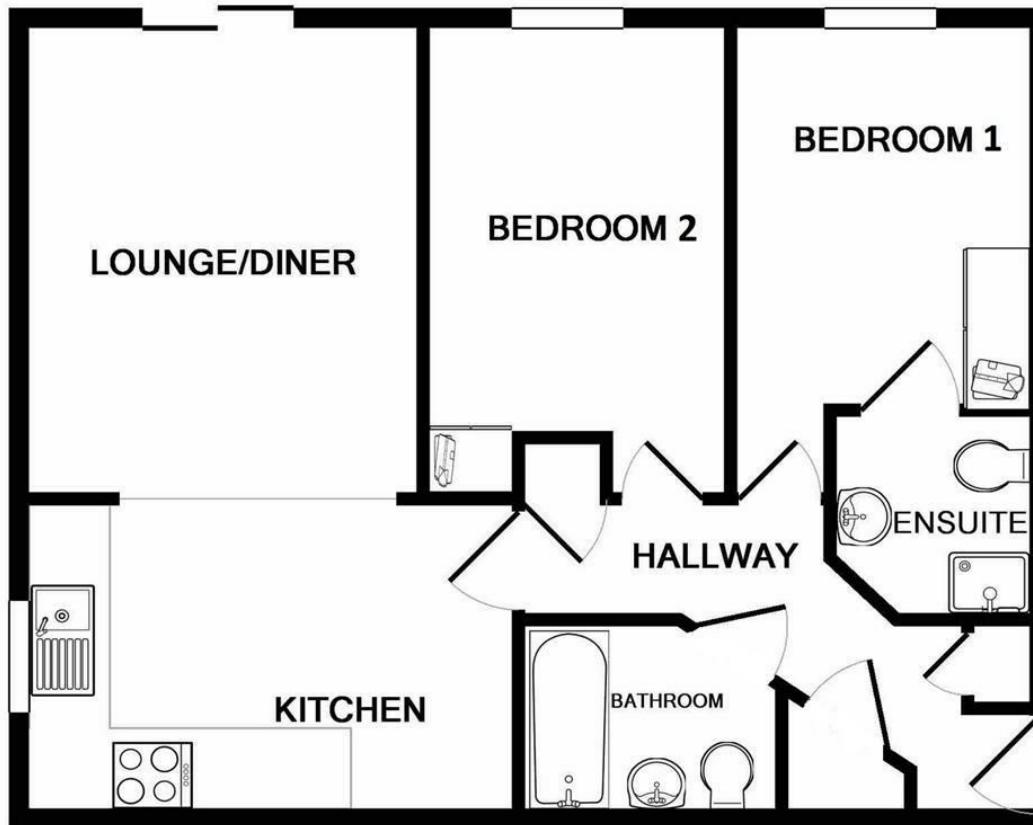
EPC Rating C // Council Tax Band C

- Available Now
- Two Double Bedrooms
- Two Bathrooms
- Furnished
- Ideal for Families or Sharers
- Great Location of Fallowfield
- Clean & Comfortable Living
- Parking for One Car
- Council Tax Band C
- EPC Rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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





### Flat 15, Dawn Court, 14 Wilbraham Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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