



*jordan* fishwick

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





**Derby Road Fallowfield M14  
6UX**

**£3,359 Per Calendar Month**



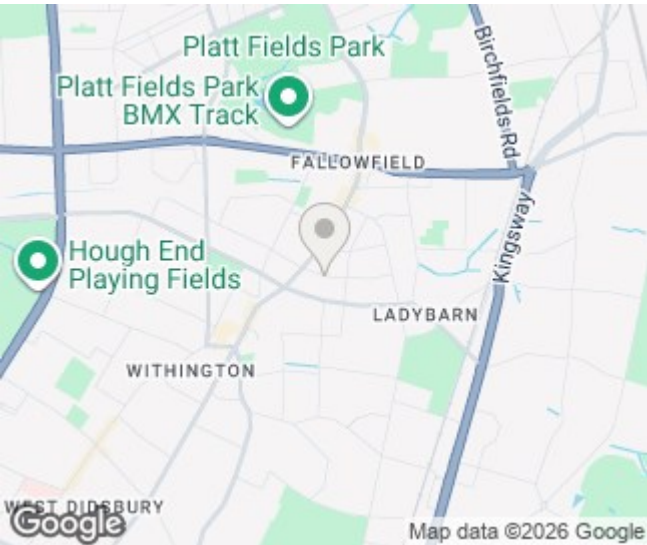
### The Property


\*\*\* AVAILABLE JULY 2026 \*\*\* £155.00 PPPW \*\*\* HALF RENT FOR JULY ONLY \*\*\* NO DEPOSIT OPTION AVAILABLE \*\*\* BILLS PACKAGE AVAILABLE \*\*\* Fantastic five double bedroom duplex apartment situated on the ground and lower ground floors of a recently refurbished development. Fully equipped with modern fitted kitchen, two ensuites and a further separate bathroom. The property is fully double glazed and comes with modern furniture throughout. Included in the rent is a huge private lawned rear garden. 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/bzuOvup96a8>

EPC Rating - C // Council Tax Band E

- Available July 2026
- £155.00 PPPW
- Five Double Bedrooms
- Two Bathrooms
- Bills Package Available
- No Deposit Option Available
- Duplex Apartment
- Great Location
- Council Tax Band E
- 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>81</b> |
| (69-80) <b>C</b>                            | <b>74</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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