



*jordan* fishwick

16 Westbourne Road, M14 6YN  
Guide Price £2,254 Per Calendar Month

**Westbourne Road Fallowfield  
M14 6YN**

**£2,254 Per Calendar Month**



### The Property

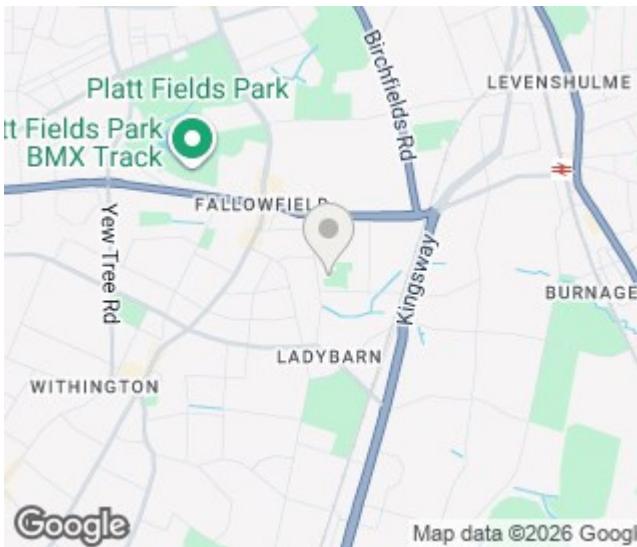
\*\*\* AVAILABLE JULY 2026 \*\*\* £130.00 PPPW \*\*\* STUDENT HOME \*\*\* BILLS PACKAGE AVAILABLE \*\*\* A well presented four double bedroom student home ideally located on a quiet street off Ladybarn Lane, within walking distance of local amenities, Fallowfield Centre and local bus routes. In brief, the property compromises; porch, entrance hall, downstairs double bedroom, generous lounge and a modern fitted kitchen. The first floor offers two double bedrooms, a modern shower room and stairs leading to the second floor providing the fourth and final larger than average double bedroom. To arrange a viewing please call our Didsbury office.

View our Virtual Tour Here - [https://youtu.be/gsRZglZdb\\_Q](https://youtu.be/gsRZglZdb_Q)

EPC Rating - D // Council Tax Band B



- Available July 2026
- £130.00 PPPW
- Four Double Bedrooms
- Modern Bathroom
- Great Location
- Close to Parks
- Good Transport Links
- Bills Package Available
- Council Tax Band B
- EPC Rating - D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(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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