



drake & co
ESTATE AGENTS



1 ALBION ROAD MANCHESTER

£140 Per Week

Student Accommodation Available 1st July 2026 £140ppw*

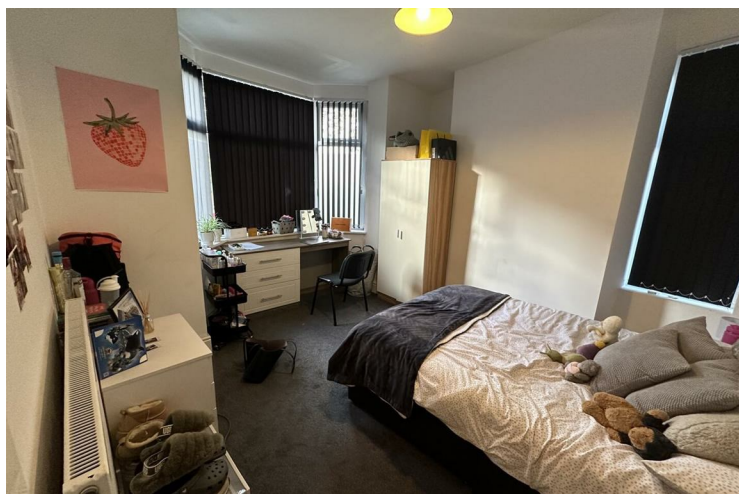
This end terraced house is ideally located in the popular part of Fallowfield, opposite Owen's Park campus. The property has recently been fully refurbished to a high standard, with new carpet installed throughout and laminate flooring from the ground floor hallway into the lounge and kitchen. There are three double bedrooms over two storeys, a large kitchen/dining area, a separate living area and a newly renovated shower room on the first floor. Tenants are within walking distance of Wilmslow Road's public transport links to the universities, the City Centre and local shops and bars.

Property Reference: P1422

*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26ppw (terms and conditions apply).



- 3 Bedrooms • House • Fallowfield • Fully furnished • 1 Bathroom/shower room • Inclusive Bills
- £26pppw • 24HR Cover • Dining kitchen







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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