



1 BIRCH POLYGON MANCHESTER

£145 Per Week

Student Accommodation Available 1st July 2026 £145pppw*

This huge semi-detached property has seven outstanding sized bedrooms over three floors, a large kitchen/dining area, as well as a spacious lounge for tenants to relax in, two bathrooms and a separate utility room. Both the front and rear gardens are large and regularly maintained by a gardener. Located just a five minute walk to the famous Curry Mile and next to major bus routes into Manchester City Centre and to the universities.

Property Reference: P1609

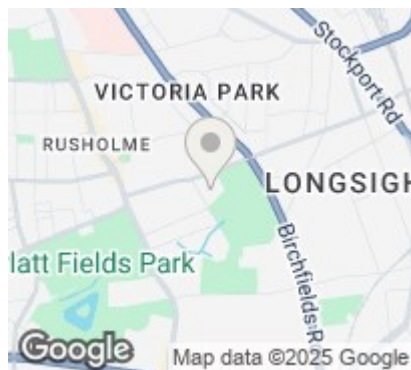
*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).



- 7 Bedrooms • House • Rusholme • Fully furnished • 2 Bathrooms/shower rooms • Large garden • Inclusive Bills £26pppw • 24HR Cover







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: D

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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