



22 BRAEMAR ROAD MANCHESTER

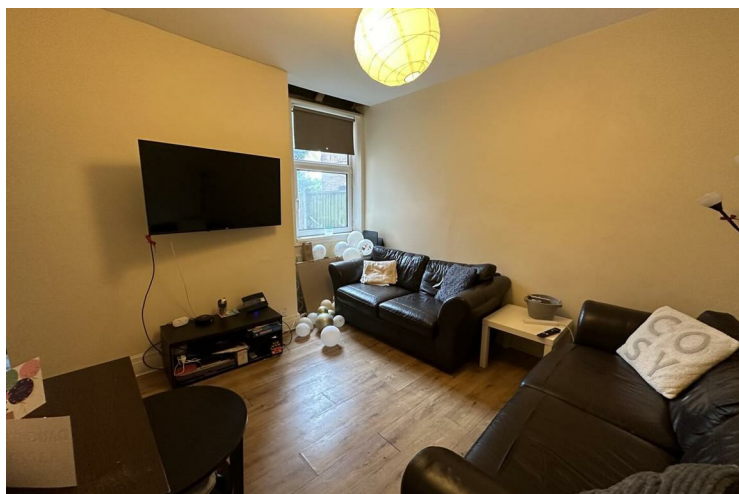
£130 Per Week

Student Accommodation Available 1st July 2026 £130pppw*

Mid terraced house which has been recently redecorated including paint, a newly renovated kitchen which overlooks the small rear yard and refurbished shower room on the first floor. The property has four double bedrooms over two storeys, a separate communal lounge with the added bonus of a wall mounted TV and a spare study room for no extra cost! Situated next to the Armitage Sports Centre, the property is a short walk away from Manchester Uni's Fallowfield Campus, local shops, pubs and various transport routes to Manchester City Centre.

Property Reference: P1513

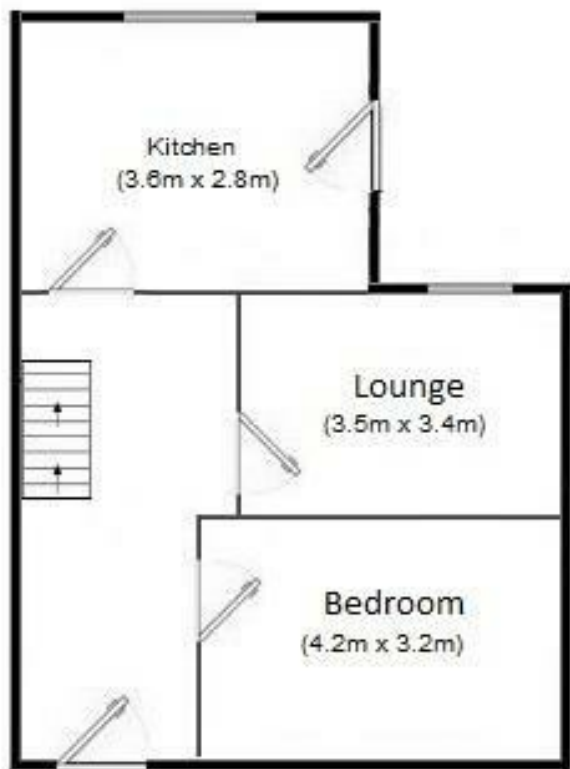
*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).



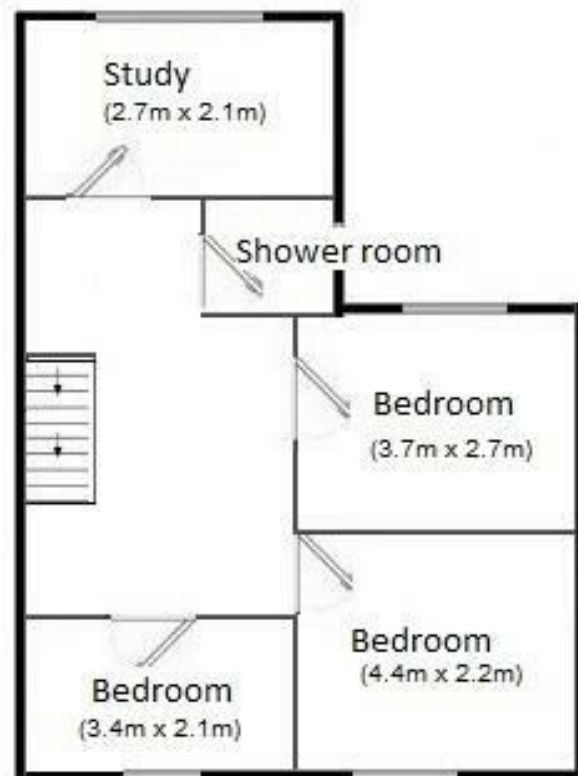
- 4 Bedrooms • House • Fallowfield • Fully furnished • 1 Bathroom/shower room • TV Included • Inclusive Bills £26pppw • Study room







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D 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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