



17 WALLACE AVENUE MANCHESTER

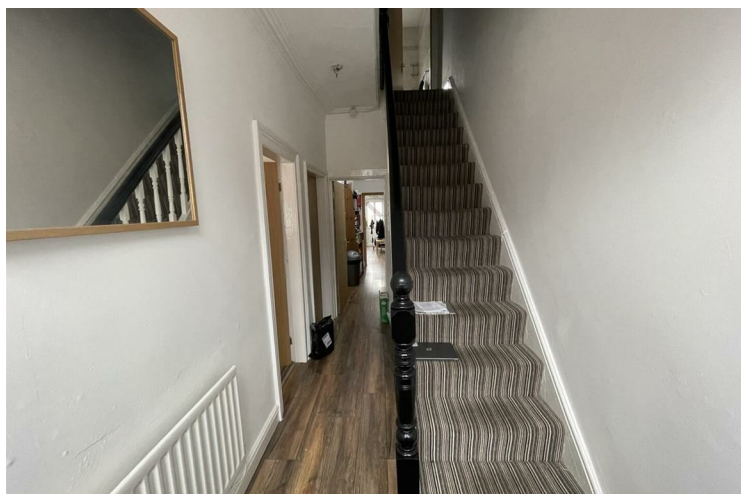
£140 Per Week

Student Accommodation Available 1st July 2026 £140ppw (£150ppw ensuite rooms)*

This bay terraced house has been refurbished to an excellent standard, with a modern interior throughout. There are four double bedrooms, two of which have the added bonus of an ensuite and there is an additional study/storage room for no extra cost! There is a galley kitchen on the ground floor which leads to the large communal living room overlooking the rear yard and the master bathroom on the first floor. Situated in a prime location off Dickenson Road, tenants can travel to the universities in Manchester, as well as the City Centre via public transport or walking.

Property Reference: P1412

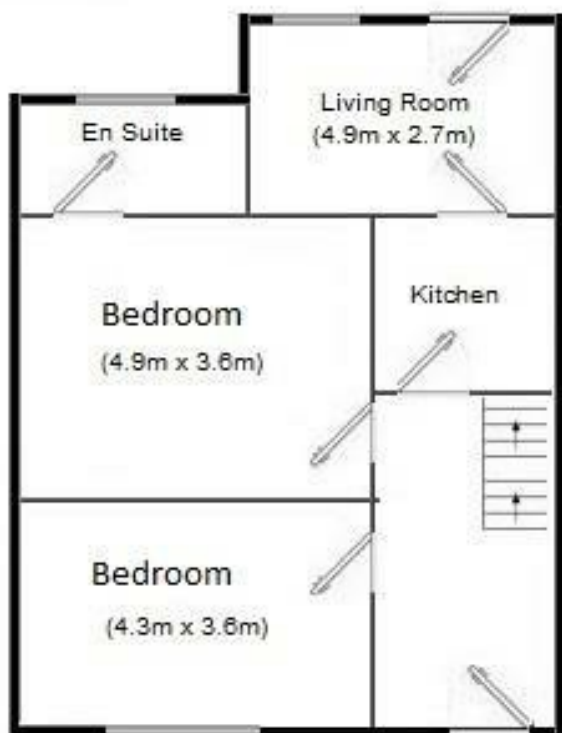
*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26ppw (terms and conditions apply).



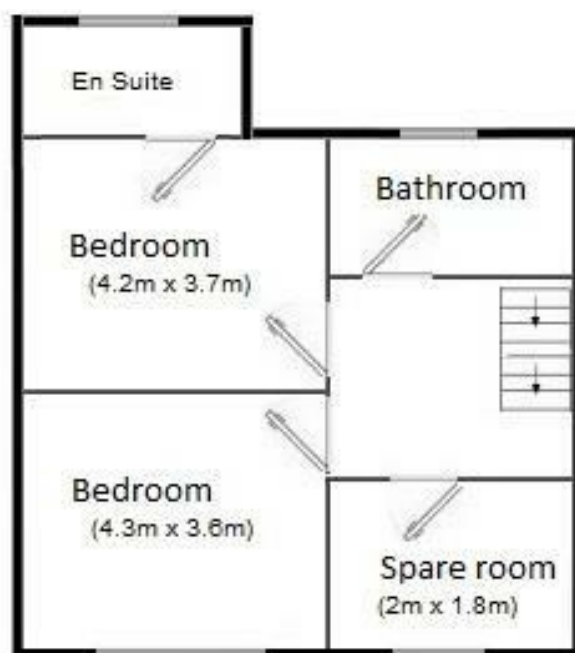
- 4 Bedrooms • House • Rusholme • Fully furnished • 3 Bathrooms/shower rooms • Inclusive Bills £26pppw • TV Included • Ensuite showers







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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

Drake & Co
Anson Parade
161a Dickenson Road
Rusholme
Manchester
M14 5HZ

0161 224 2134
info@drakes.co.uk
<https://www.drakes.co.uk/>

