



## 22 SWINBOURNE GROVE MANCHESTER

£135 Per Week

Student Accommodation Available 1st July 2026 £135pppw\*

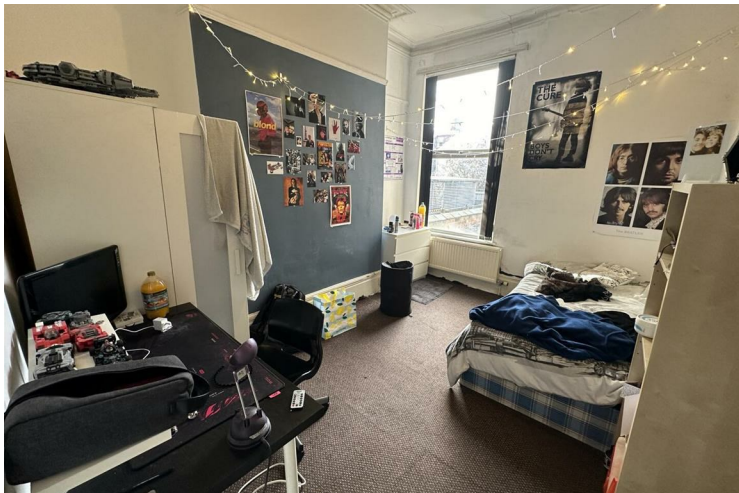
This desirable three storey bay semi-detached property boasts six double bedrooms, two newly renovated shower rooms, a large dining kitchen which has been recently refurbished and a separate communal lounge. Situated in a popular student area, the property is well connected by public transport to Manchester City Centre and the universities, and is within walking distance of local pubs, shops, and amenities.

Property Reference: P1123

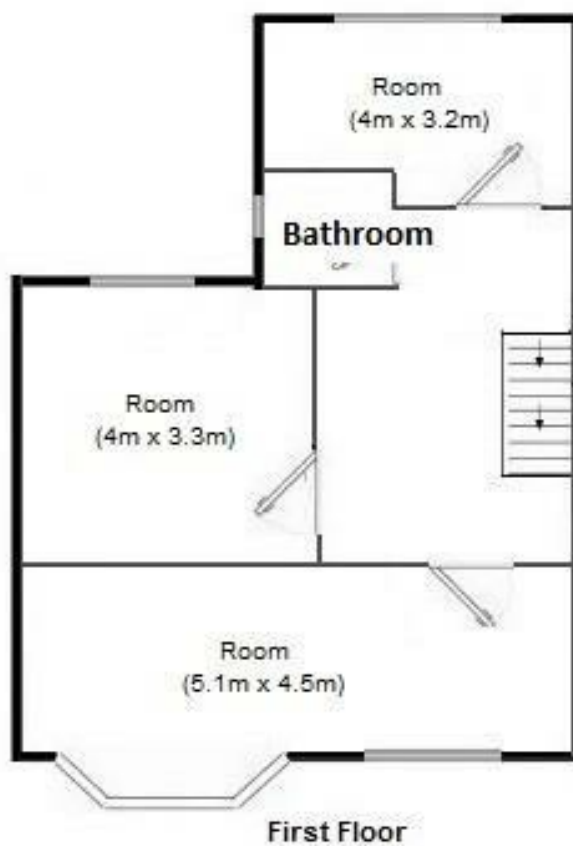
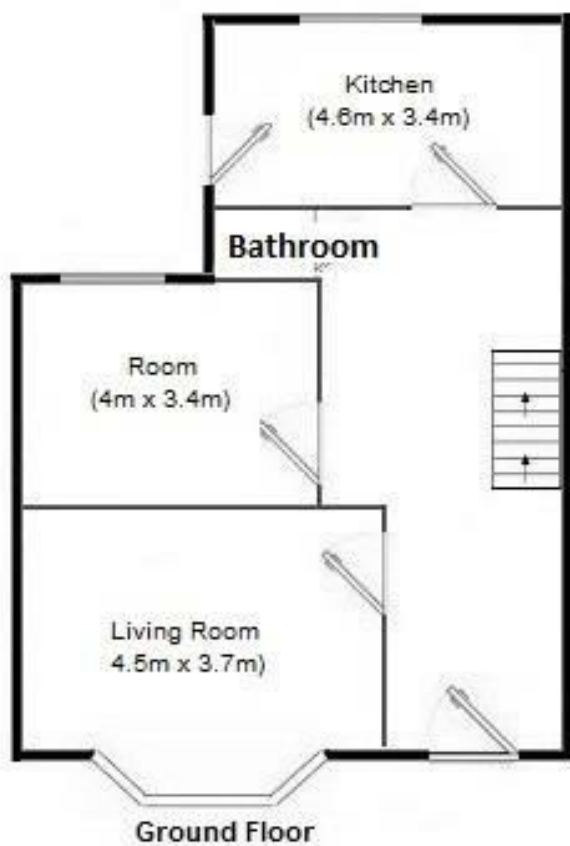
\*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).



- 6 Bedrooms • House • Withington • Fully furnished • 2 Shower rooms • Inclusive Bills
- £26pppw • 24HR cover • Dining kitchen







| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 55      | 74        |
| (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: E**

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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