



36 BROOK ROAD MANCHESTER

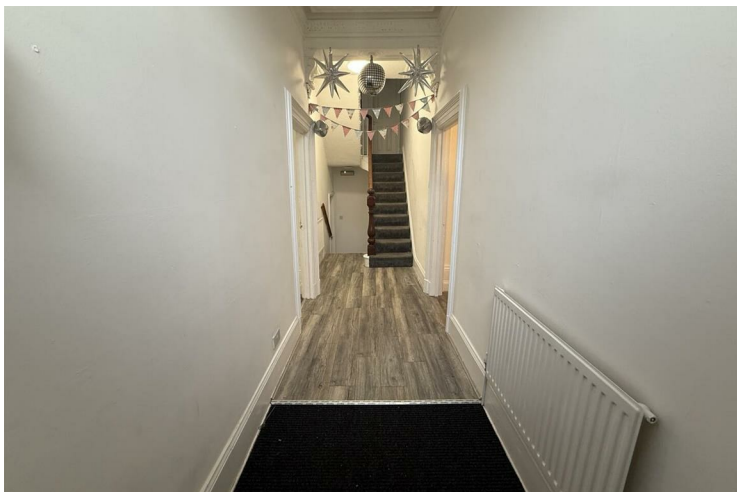
£145 Per Week

Student Accommodation Available 1st July 2026 £145pppw*

Incredible semi-detached property with eight double bedrooms spread over four floors. The house features three recently renovated shower rooms, a large kitchen dining room overlooking a spacious rear garden, and a separate lounge for tenants to relax in. Fully refurbished throughout, this property offers an exceptional amount of space and is ideally located in the heart of Fallowfield.

Property Reference: P1680

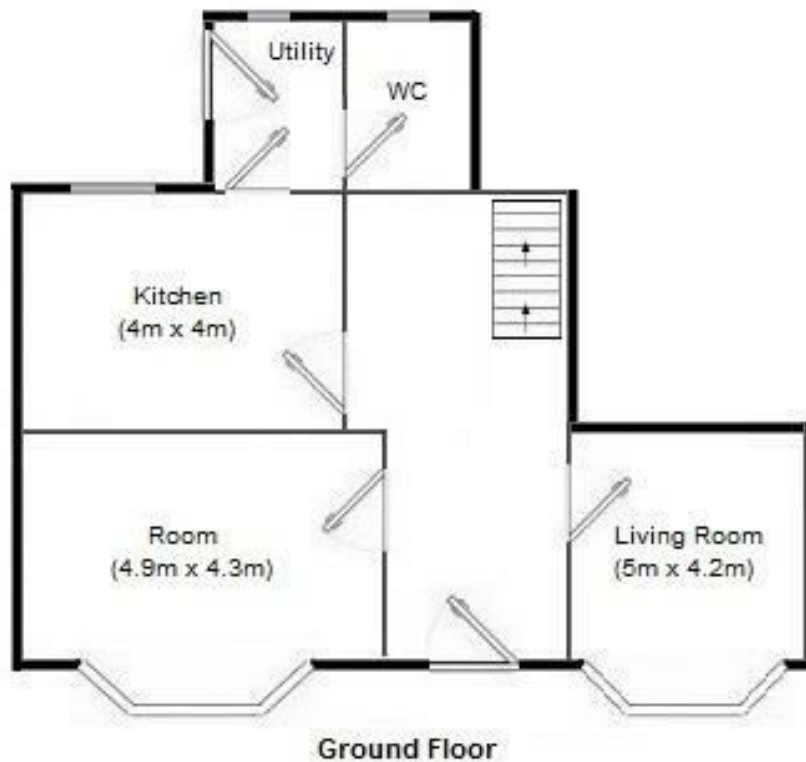
*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).



- 8 Bedrooms • House • Fallowfield • Fully furnished • 3 Bathrooms/shower rooms • Large garden • Inclusive Bills £26pppw • Washer/dryer







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