



2 KATHLEEN GROVE MANCHESTER

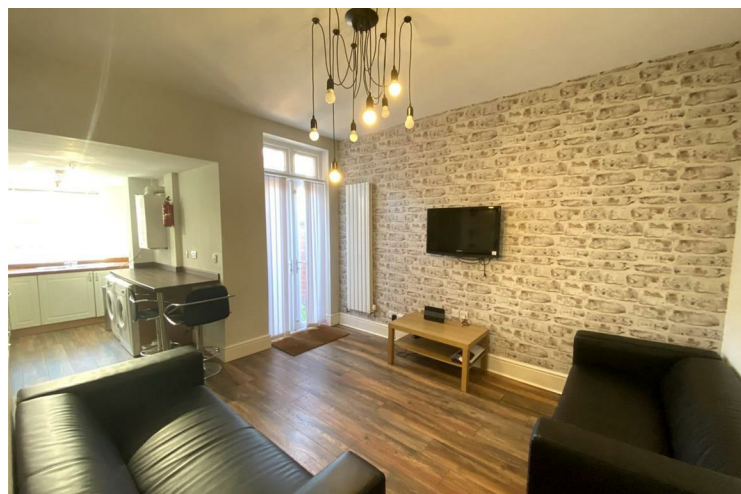
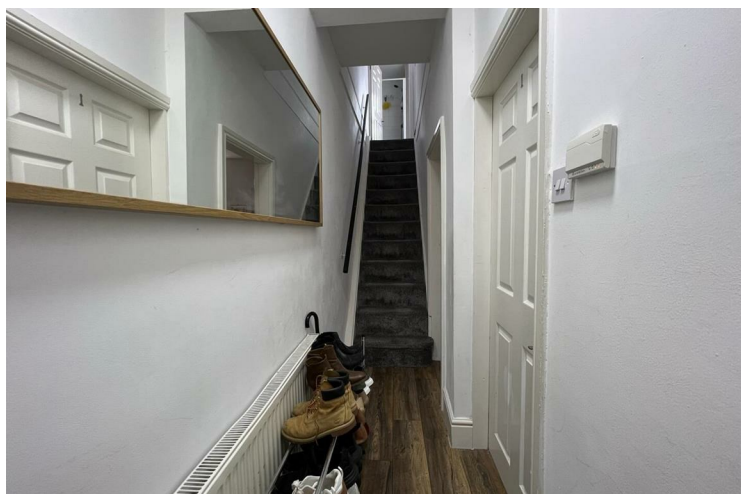
£145 Per Week

Student Accommodation Available 1st July 2026 £145pppw*

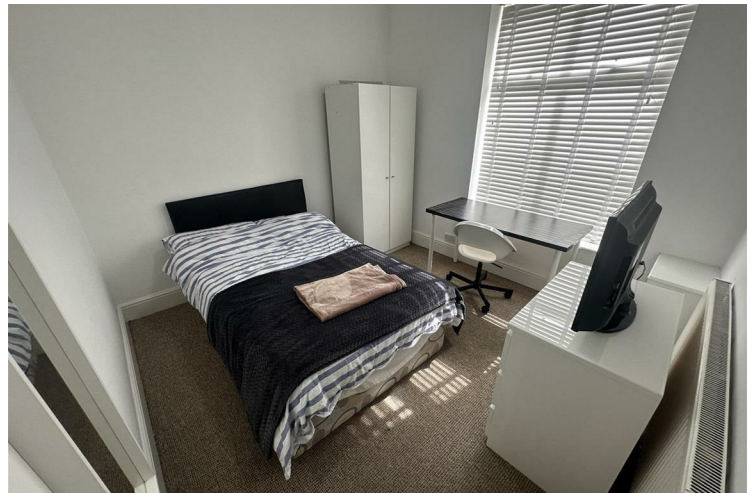
This end terraced property has been renovated to an excellent standard with a modern interior and quality furniture installed throughout. The property boasts a large open plan lounge/kitchen/dining area which has french doors leading to the rear yard and the added bonus of a wall mounted TV included! Four generously sized bedrooms over three floors, as well as a modern shower room on the first floor. Located a short walk from Wilmslow Road, tenants are close to the famous Curry Mile and all major bus routes into Manchester City Centre and to the universities.

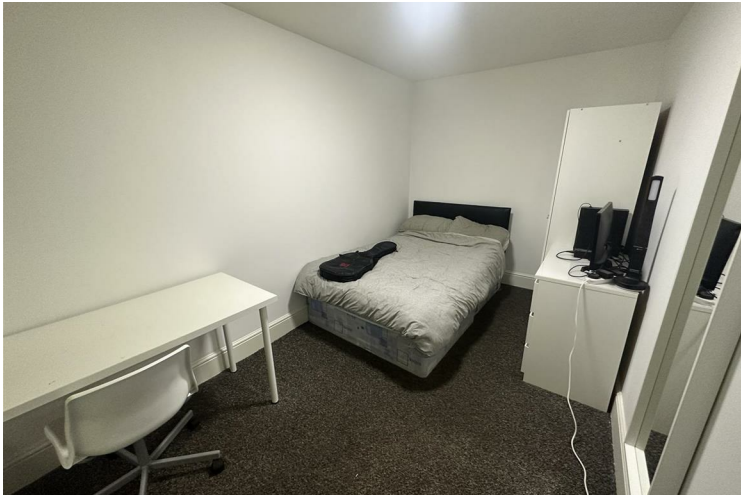
Property Reference: P1578

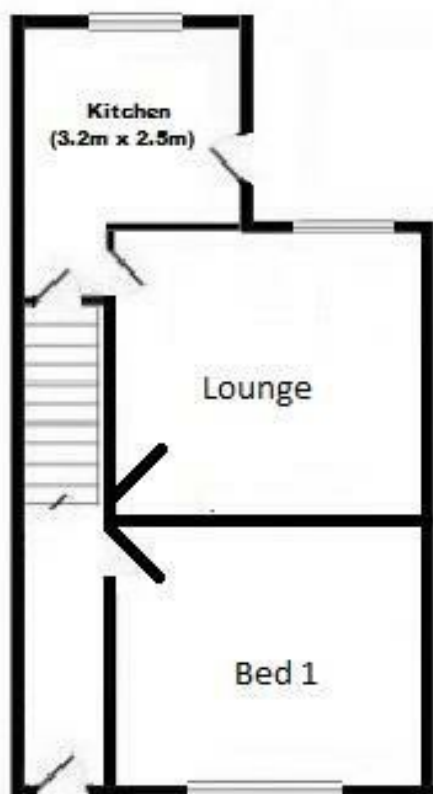
*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).



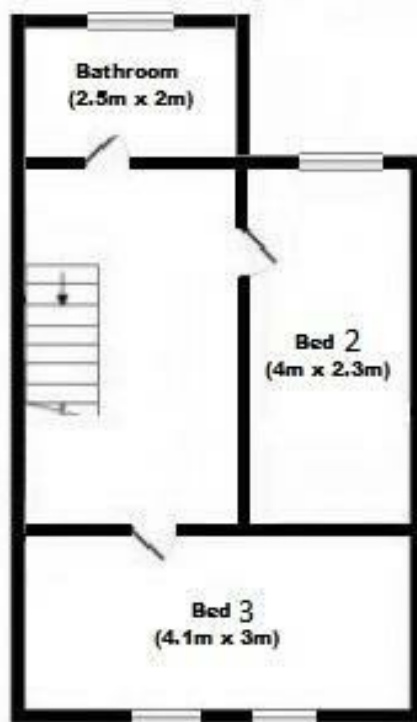
- 4 Bedrooms • House • Rusholme • Fully furnished • 1 Bathroom/shower room • Inclusive Bills
- £26pppw • Open plan • TV Included



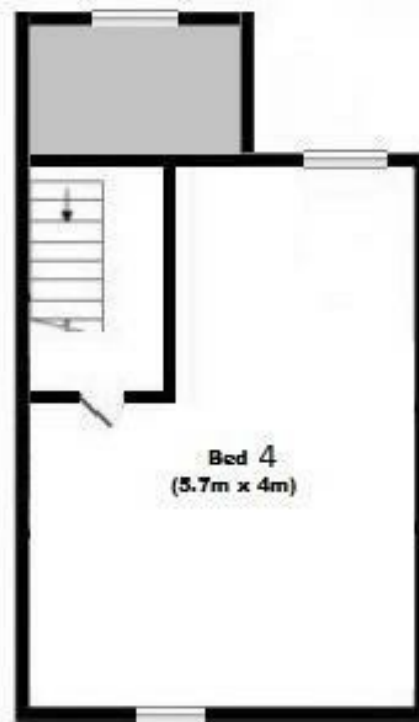




Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(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: A

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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