



drake & co
ESTATE AGENTS



13 STANLEY AVENUE MANCHESTER

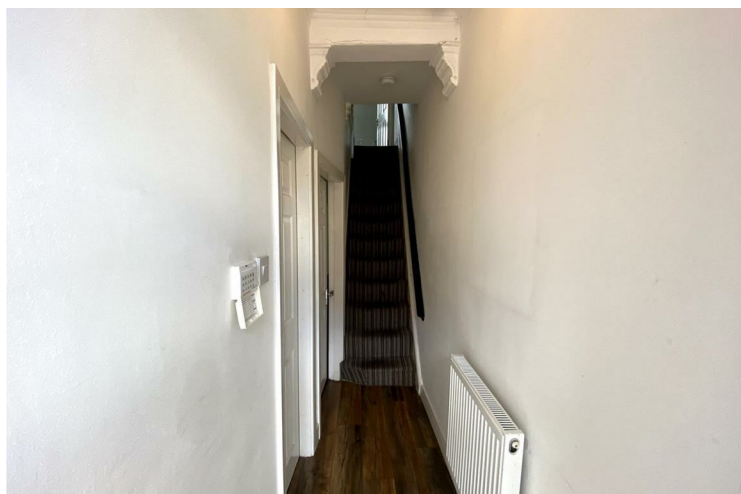
£135 Per Week

Student Accommodation Available 1st July 2026 £135pppw*

This mid-terraced property has been refurbished to an excellent standard. It features a modern kitchen and a separate, homely lounge overlooking the rear yard, perfect for relaxing or entertaining. There are three spacious double bedrooms with modern furnishings across two floors, along with a contemporary communal bathroom on the first floor. The property is a short five minute walk to the famous Curry Mile and situated next to major bus routes into Manchester City Centre and to the universities.

Property Reference: P1404

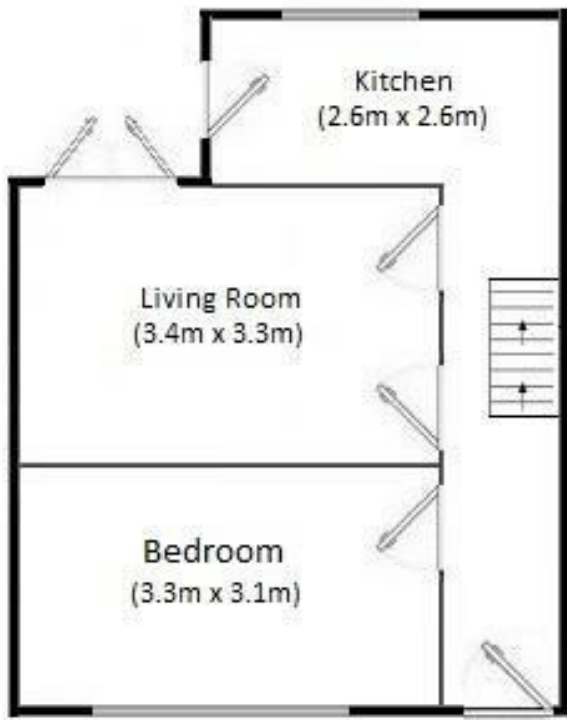
*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).



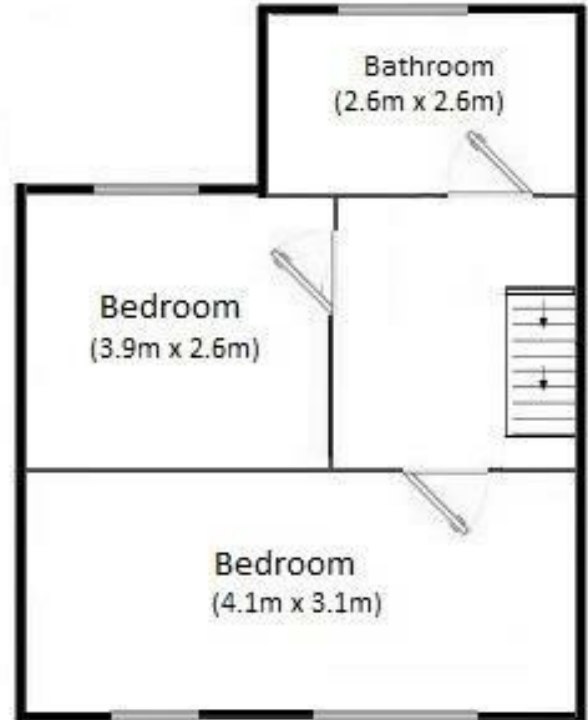
- 3 Bedrooms • House • Rusholme • Fully furnished • 1 Bathroom/shower room • Inclusive Bills
£26pppw • TV Included • 24HR Cover







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	65	
(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

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

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

