



## 48 LANDCROSS ROAD MANCHESTER

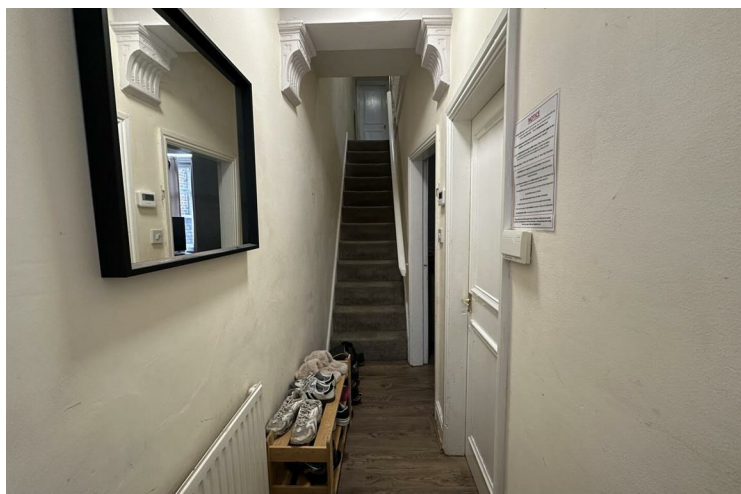
£145 Per Week

Student Accommodation Available 1st July 2026 £145pppw\*

This homely mid-terraced property has four double bedrooms over two floors, a lovely kitchen dining room which overlooks the rear yard as well as a separate modern living room. There is a recently renovated shower room on the first floor and an additional WC on the ground floor. Located in the heart of Fallowfield, tenants have a short walk to transport links to get to universities in Manchester and the City Centre, as well as the bars and shops in the area..

Property Reference: P1627

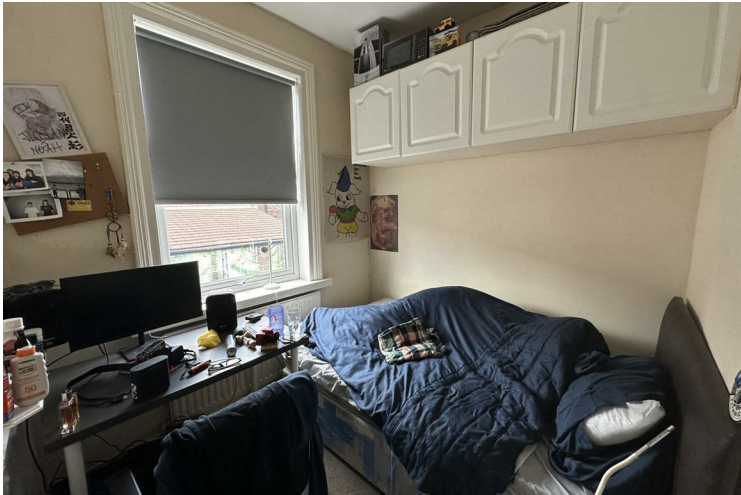
\*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).



- 4 Bedrooms • House • Fallowfield • Fully furnished • 1 Bathroom/shower room • Inclusive Bills  
£26pppw • Tv included









| Energy Efficiency Rating                           |         |                         |
|----------------------------------------------------|---------|-------------------------|
|                                                    | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92 plus) <b>A</b>                                 |         |                         |
| (81-91) <b>B</b>                                   |         | 87                      |
| (69-80) <b>C</b>                                   |         |                         |
| (55-68) <b>D</b>                                   | 58      |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England &amp; Wales</b>                         |         | 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

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