



drake & co
ESTATE AGENTS



13 MABFIELD ROAD MANCHESTER

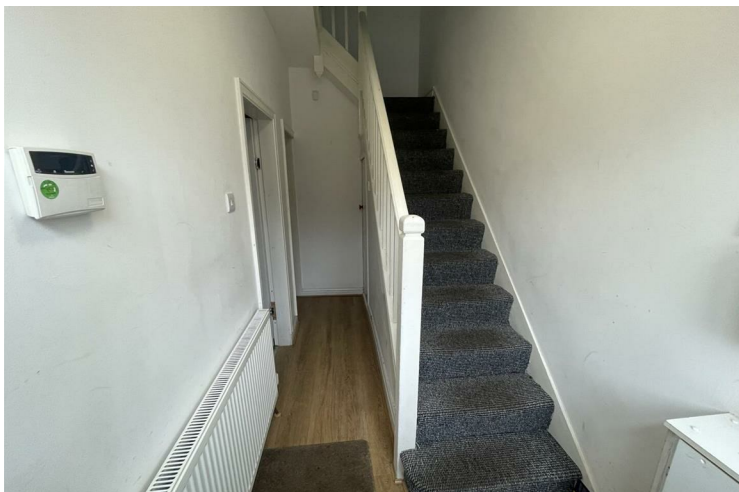
£140 Per Week

Student Accommodation Available 1st July 2026 £140pppw*

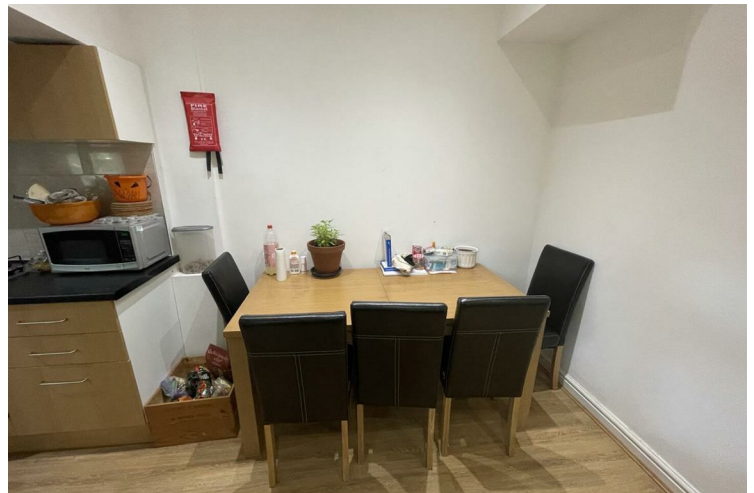
Don't miss the opportunity to view this popular mid terraced property which has recently been renovated to a high standard! With four double bedrooms over two floors, a large open plan kitchen, dining room and living area overlooking the rear yard and a modern shower room and additional W.C. Situated in the heart of Fallowfield, tenants have a short walk to Wilmslow Road's transport links to get to universities in Manchester and the City Centre, as well as the bars and shops in the area.

Property Reference: P1367

*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 • Street parking available • Inclusive Bills £26pppw • 24HR cover







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C 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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