



## 43 MABFIELD ROAD MANCHESTER

**£140 Per Week**

Student Accommodation Available 1st July 2026 £140pppw\*

This terraced property features five large double bedrooms spread over two storeys, a modern kitchen overlooking the rear yard, and a separate lounge with a TV installed. There's a convenient WC on the ground floor and a communal bathroom on the first floor. The property benefits from new furniture, decor, and flooring throughout. Situated in the heart of Fallowfield, tenants enjoy a short walk to Wilmslow Road's excellent transport links, providing easy access to Manchester's universities, City Centre, and the local bars and shops.

Property Reference: P1400

\*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).



- 5 Bedrooms • House • Fallowfield • Fully furnished • 1 Bathroom/shower room • Street parking available • Inclusive Bills £26ppw • 24HR Cover







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

**EPC Rating: D      Council Tax Band: C**

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/>

