



drake & co
ESTATE AGENTS



46 MABFIELD ROAD MANCHESTER

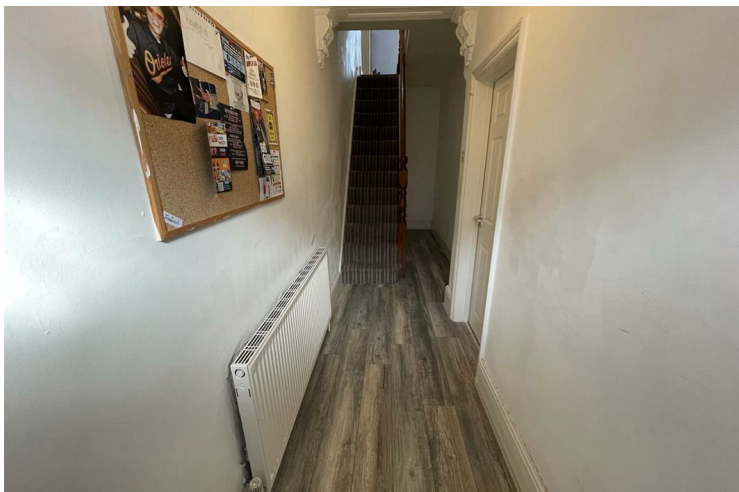
£140 Per Week

Student Accommodation Available 1st July 2026 £140ppw*

This property has five spacious double bedrooms, a newly renovated shower room as well as a bathroom, a large open plan communal lounge and fitted kitchen with modern furniture throughout. The property is fully compliant with HMO regulations. Located in the heart of Fallowfield, tenants have short walk to Wilmslow Road's transport links, as well as the bars and shops and restaurants in the area.

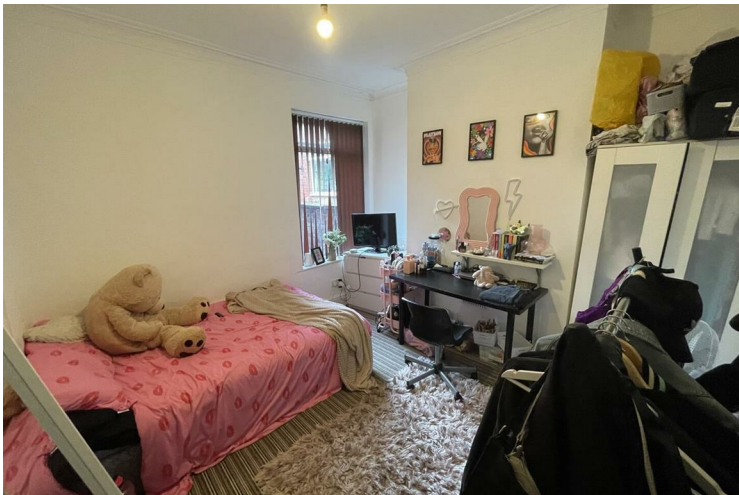
Property Reference: P1105

*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 £26ppw (terms and conditions apply).



- 5 Bedrooms • House • Fallowfield • Fully furnished • 2 Bathrooms/shower rooms • Street parking available • Inclusive Bills £26pppw • Open plan







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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