



drake & co  
ESTATE AGENTS



## 17 KEDLESTON AVENUE MANCHESTER

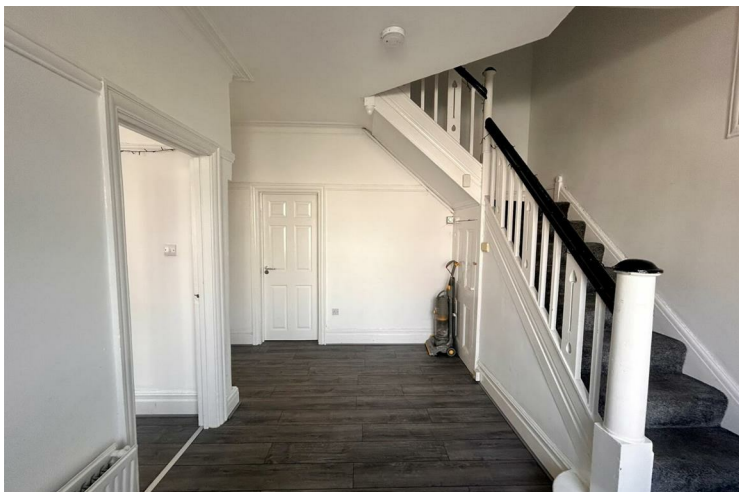
£130 Per Week

Student Accommodation Available 1st July 2026 £130pppw\*

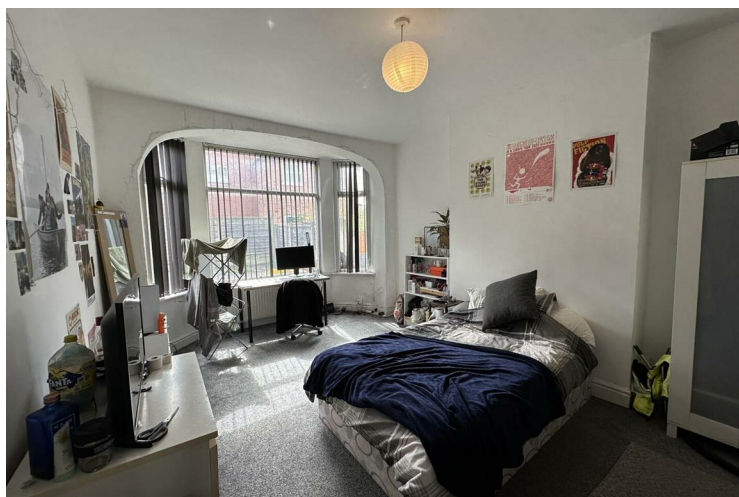
This semi-detached house has been recently redecorated to a high standard. There are five spacious double bedrooms, a large communal lounge, a separate dining kitchen, as well as a recently renovated shower room and an additional WC! Situated in a prime location, tenants can easily travel to the universities in Manchester, as well as the City Centre via public transport or walking.

Property Reference: P1066

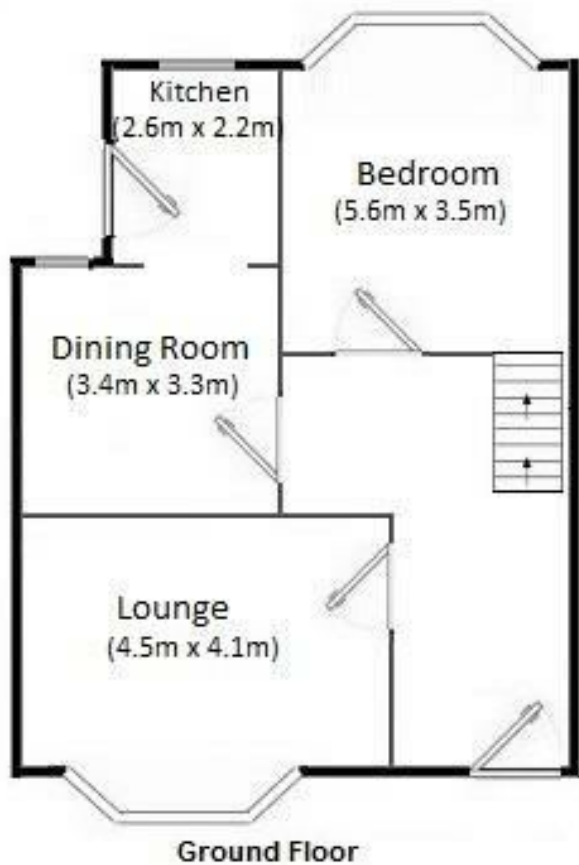
\*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).



- 5 Bedrooms • House • Victoria Park • Fully furnished • 1 Bathroom/shower room • Driveway parking • Inclusive Bills £26pppw • Dining kitchen







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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