



drake & co
ESTATE AGENTS



14 WALLACE AVENUE MANCHESTER

£145 Per Week

Student Accommodation Available 1st July 2026 £145pppw (£155pw ensuite room)*

This mid bay terraced property has been newly renovated to a high standard. There are six double bedrooms over three storeys, three communal shower rooms and one of the bedrooms benefits from an ensuite shower room! The property also includes a modern open plan kitchen and spacious communal lounge which tenants can relax in, with a wall mounted smart TV and a large rear yard. Located a short walk from Wilmslow Road, tenants are within walking distance to the famous Curry Mile and all major bus routes into Manchester City Centre and to the universities.

Property Reference: P1590

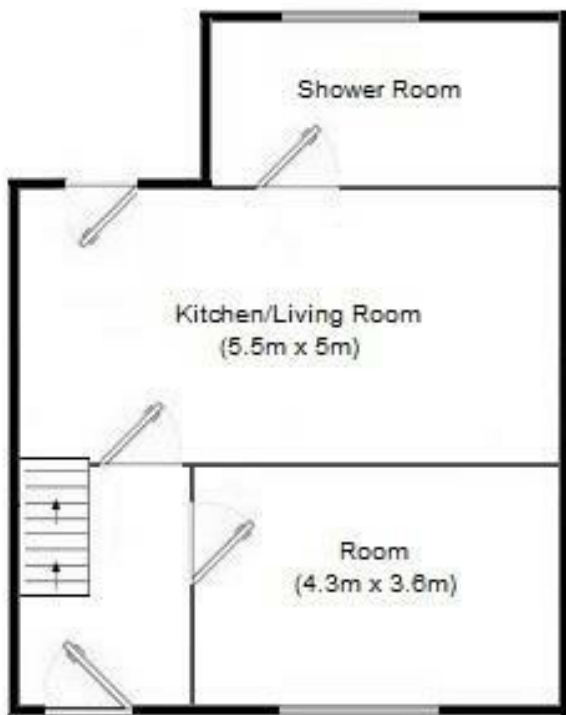
*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).



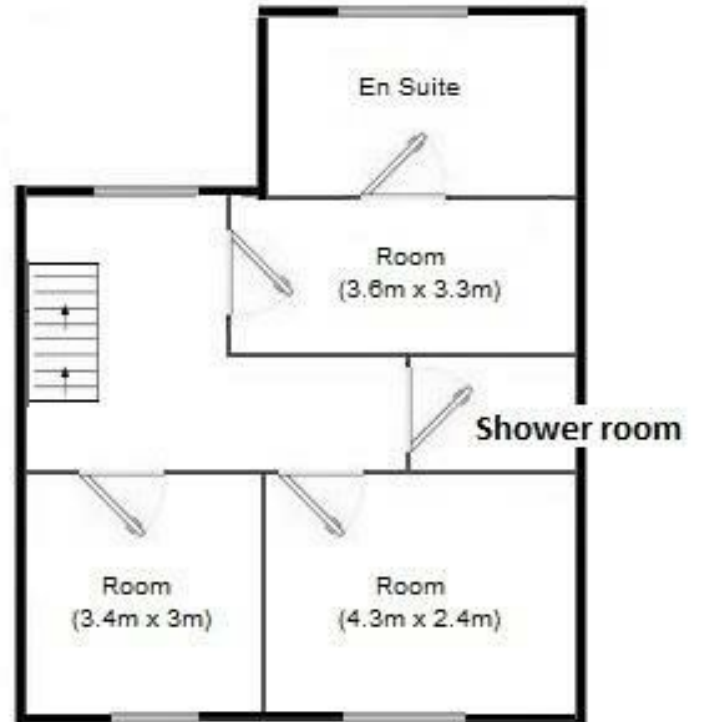
- 6 Bedrooms • House • Rusholme • Fully furnished • 4 Shower rooms • Inclusive Bills
- £26pppw • Security alarm • Newly refurbished







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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