



drake & co  
ESTATE AGENTS



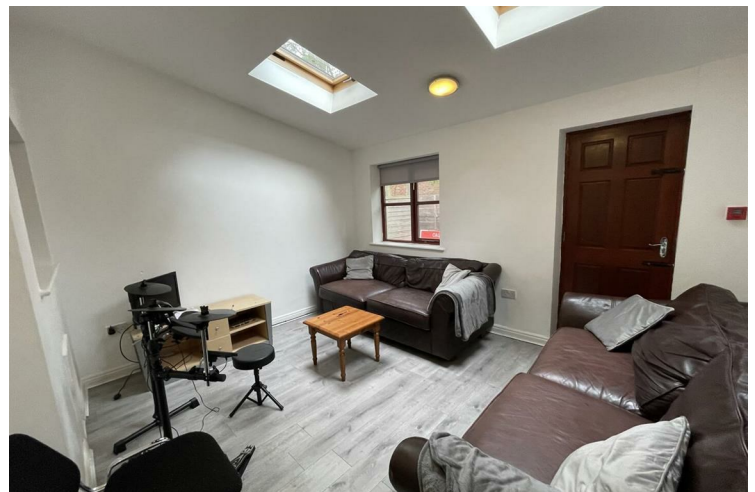
## 2 VICTORIA ROAD MANCHESTER

£140 Per Week

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

This end townhouse has six large double bedrooms over three floors! The property has been redecorated including repainting, carpet and blinds throughout. There is a large open plan galley kitchen and dining area along with a cosy separate lounge on the ground floor. Tenants will share the communal bathroom on the first floor and the recently renovated shower room on the second floor. Occupants also benefit from the added advantage of off road parking. 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: P1316

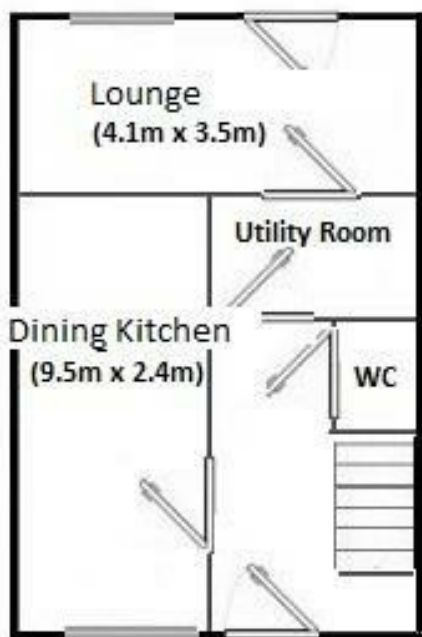


- 6 Bedrooms • House • Fallowfield • Fully furnished • 2 Bathrooms/shower rooms • Inclusive Bills
- £26pppw • Dining kitchen • Security alarm

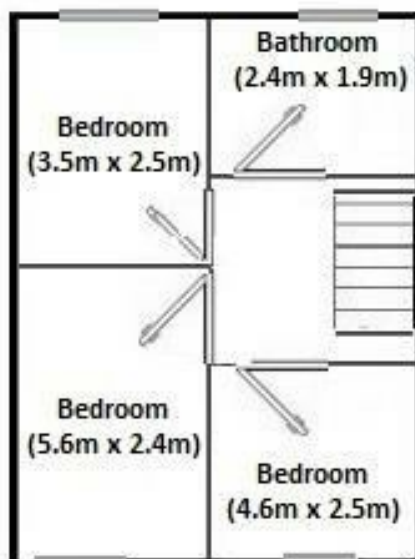




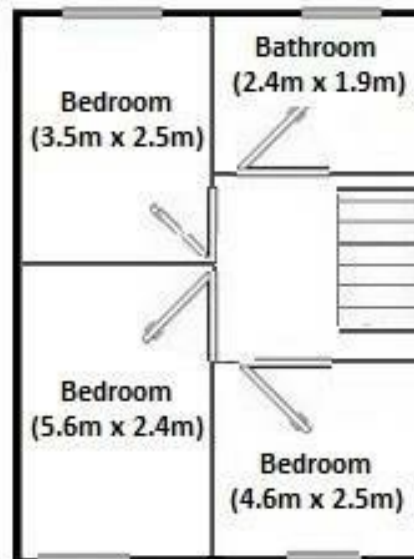




Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 73      | 82                      |
| (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: D

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/>

