



50 LADYBARN CRESCENT MANCHESTER

£550 PCM

Student Accommodation Available 1st July 2026 £550pp pcm*

This detached property has six bedrooms over two floors, there is a large kitchen and separate open plan lounge and dining area. Tenants will share the bathroom and shower room and enjoy access to the garden surrounding the property. 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:P1252

This property is let on behalf of the Landlord, Drake & Co are only acting as an Agent, we do not manage the property once the tenancy begins.

*Bills Paid Ltd can 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).

- 12 month tenancy
- Deposit equivalent to 5x weekly rent
- Holding deposit equivalent to 1x weeks rent due to secure the property, this goes towards the total deposit due
- Rent and utilities calculated per calendar month (not four weeks basis)

Don't miss out, contact the office and quote the property reference above to book your viewing today!

Disclaimer: These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Any images, videos and/or floorplans on this brochure are for guidance purposes only and are not necessarily to scale.



- 6 Bedrooms • House • Fallowfield • Fully furnished • 2 Bathrooms/shower rooms • Medium garden • Driveway parking • Inclusive Bills £26pppw







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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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