



drake & co
ESTATE AGENTS



53 DENISON ROAD MANCHESTER

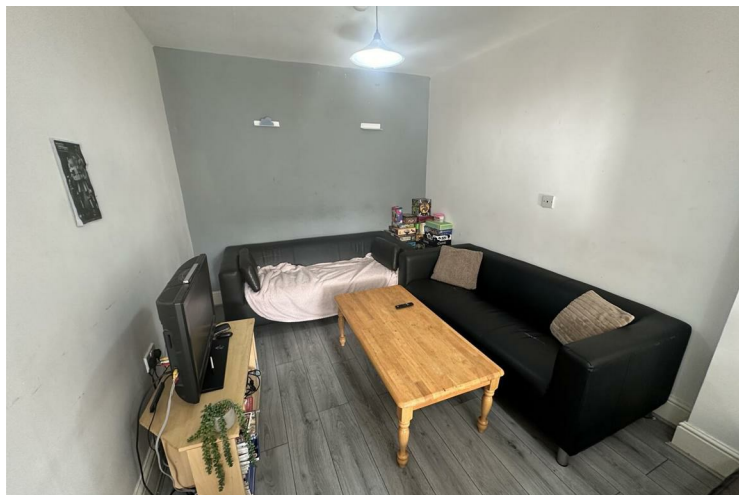
£135 Per Week

Student Accommodation Available 1st July 2026 £135ppw*

This modern four storey town house has six large bedrooms, two bathroom/shower rooms, plus a separate WC. The property has an open plan kitchen, dining room and lounge on the ground floor which overlooks the rear garden. Tenants also have the added bonus of off road parking in front of the property. 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: P1346

*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). This



- 6 Bedrooms • House • Victoria Park • Fully furnished • 2 Bathrooms/shower rooms • Inclusive Bills £26pppw • Open plan • Washer/dryer







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(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: C Council Tax Band: F

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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