



11b Amherst Road
Manchester
M14 6UG



11b Amherst Road

£801 Per month

STUDENT PROPERTY AVAILABLE ON 01/07/26

This unique 9-bedroom duplex flat is perfectly located in central Fallowfield, just minutes from Wilmslow Road with easy access to buses to the university and city centre.

The property features an epic 8m open-plan kitchen-diner with large island, sleek modern units, and quartz countertops, flowing through aluminium patio doors onto a large Indian stone patio and spacious garden. There are 3.5 bathrooms, new for 2026/27, and all nine bedrooms are doubles.

The separate living room is full of period features, including exposed brick, a reclaimed timber feature wall, and a large bay window overlooking the rear garden, creating a bright and stylish space for relaxing or socialising.

No deposit required and communal cleaning included throughout the tenancy.

£185 pppw
£801.67 pppcm

- NO DEPOSIT
- ALL BILLS INCLUDED
- COMMUNAL CLEANING INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT HOUSE C OR ABOVE
- LOCATED IN CENTRAL FALLOWFIELD

Local Authority
Manchester City Council

Council Tax Band Exempt

EPC Rating C

Contact

01613992619

hello@welcometomanchesterlettings.com

www.welcometomanchesterlettings.com

