



22A Amherst Road
Manchester
M14 6UQ



22A Amherst Road

£6,136 Per month

STUDENT PROPERTY AVAILABLE ON 01/07/26

This spacious 8-bedroom semi-detached house is ideally located in a popular Fallowfield area, perfect for students looking for space and convenience.

All eight bedrooms are doubles, with two bathrooms. The property boasts a large open-plan living space with a modern fitted kitchen, dining area, and cosy living room featuring exposed brickwork and reclaimed timber cladding. Outside, there's a patio and garden, plus off-road parking for added convenience.

No deposit required and communal cleaning included throughout the tenancy.

£177 pppw

£767 pppm

£197 pppw Bills Included

- NO DEPOSIT
- COMMUNAL CLEANING INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT HOUSE C OR ABOVE
- MODERN FITTED KITCHEN

Local Authority
Manchester

Council Tax Band Exempt

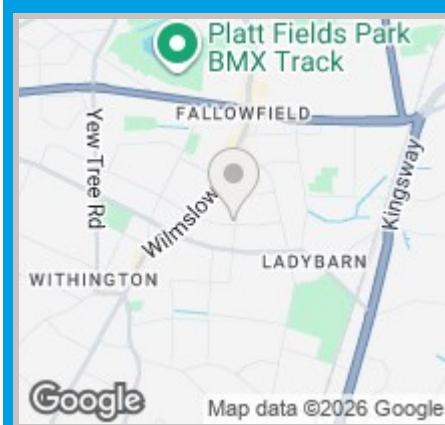
EPC Rating C

Contact

01613992619

hello@welcometomanchesterlettings.com

www.welcometomanchesterlettings.com



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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	