

Albion Road | Fallowfield | Manchester | M14 6LT

£3,519 PCM



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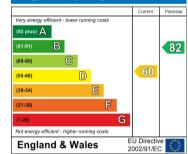
\*\*\* REDUCED \*\*\* ALL BILLS INCLUDED. AVAILABLE 8TH JULY 2025. 6 BED STUDENT HOUSESHARE PROPERTY, FURNISHED. A fantastic, newly renovated mid terraced property ready for the academic year 2025-26 from 8th July 2025. The property comprises: entrance hall, two double bedrooms and shower room to ground floor, spacious open plan living and dining room through to brand new, fitted kitchen, three further double bedrooms and house bathroom to first floor, leading to one further double bedroom with en suite shower room on the second floor. Furnished to an exceptionally high standard and further benefiting from rear yard area, double glazing and gas central heating throughout. Located on Albion Road, close to Platt Fields Park and within a short walk to the centre of Fallowfield with the many shops, bars and restaurants it has to offer, as well as excellent bus links to the Universities and Manchester city centre. Rent £135pppw, bills included (gas, electric, water, TV licence & broadband - subject to a £10pppw limit). Deposit equivalent to 5 weeks' rent.

- RECENTLY REFURBISHED 6 BED
  FURNISHED
  STUDENT HMO
- TWO SHOWER ROOMS & ONE EN SUITE
  SIX DOUBLE BEDROOMS
  TO LOFT BEDROOM
- £135PPPW, ALL BILLS INCLUDED (GAS,
  FITTED KITCHEN ELECTRIC, WATER, TV LICENCE & BROADBAND))
- REAR YARD
- SPACIOUS LIVING & DINING ROOM
- ON STREET PARKING
- CENTRAL FALLOWFIELD LOCATION











2ND FLOOR APPROX. FLOOR AREA 228 SQ.FT. (21.1 SQ.M.) BEDROOM 14'3 x 10'11 4.4m x 3.3m

BEDROOM

15'11 x 14'3 4.9m x 4.4m

APPROX, FLOOR AREA 475 SQLFT. (44.2 SQLM) TOTAL APPROX. FLOOR AREA 1276 SQLFT. (118.6 SQLM) TOTAL APPROX. FLOOR AREA 1276 SQLFT. (118.6 SQLM) While every altered has been midde to ensure the accuracy of the foor glun contained tetre, measurements doors, windows, norms and any dream service and applicances and any annexes, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given as to their operability or efficiency can be given

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GROUND FLOOR APPROX. FLOOR AREA 573 SQ.FT. (53.3 SQ.M.)