



Albion Road | Fallowfield | Manchester | M14 6LT

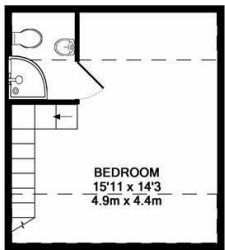
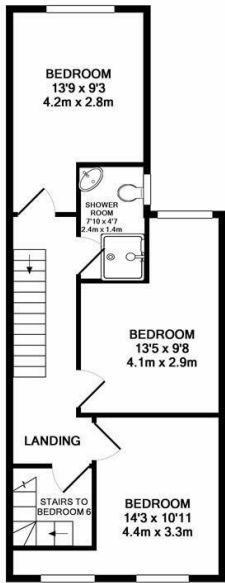
£3,519 PCM

The
GOOD
ESTATE
AGENCY

Albion Road | Fallowfield
Manchester | M14 6LT
£3,519 PCM

*** REDUCED *** ALL BILLS INCLUDED. AVAILABLE 8TH JULY 2025. 6 BED 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 STUDENT HMO
- TWO SHOWER ROOMS & ONE EN SUITE TO LOFT BEDROOM
- £135PPPW, ALL BILLS INCLUDED (GAS, ELECTRIC, WATER, TV LICENCE & BROADBAND))
- REAR YARD
- SPACIOUS LIVING & DINING ROOM
- FURNISHED
- SIX DOUBLE BEDROOMS
- FITTED KITCHEN
- ON STREET PARKING
- CENTRAL FALLOWFIELD LOCATION



TOTAL APPROX. FLOOR AREA 1276 SQ.FT. (118.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		60
(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

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