



Brailsford Road | Fallowfield | Manchester | M14 6PT

£3,520 PCM



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*** ALL BILLS INCLUDED *** 6 BED HOUSESHARE PROPERTY, FURNISHED. A fantastic, newly renovated mid terraced property available from 8th July 2025. The property comprises: entrance hall, one double bedroom and shower room to ground floor, spacious open plan living and dining room through to brand new fitted kitchen, four double bedrooms and house bathroom to first floor leading to one loft double bedroom with exposed beams & en suite shower room to 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 Brailsford Road, 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 x 6 including utility bills (electric, gas, water, TV licence & broadband - subject to a £10pppw allowance).

- SIX DOUBLE BEDROOMS
- FURNISHED TO A HIGH STANDARD
- TVS IN ALL BEDROOMS & LIVING ROOM
- NEWLY RENOVATED PROPERTY
- ON STREET PARKING
- TWO SHOWER ROOMS & EN SUITE TO LOFT BEDROOM
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- REAR YARD
- FALLOWFIELD LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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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