



Albion Road | Fallowfield | Manchester | M14 6LT

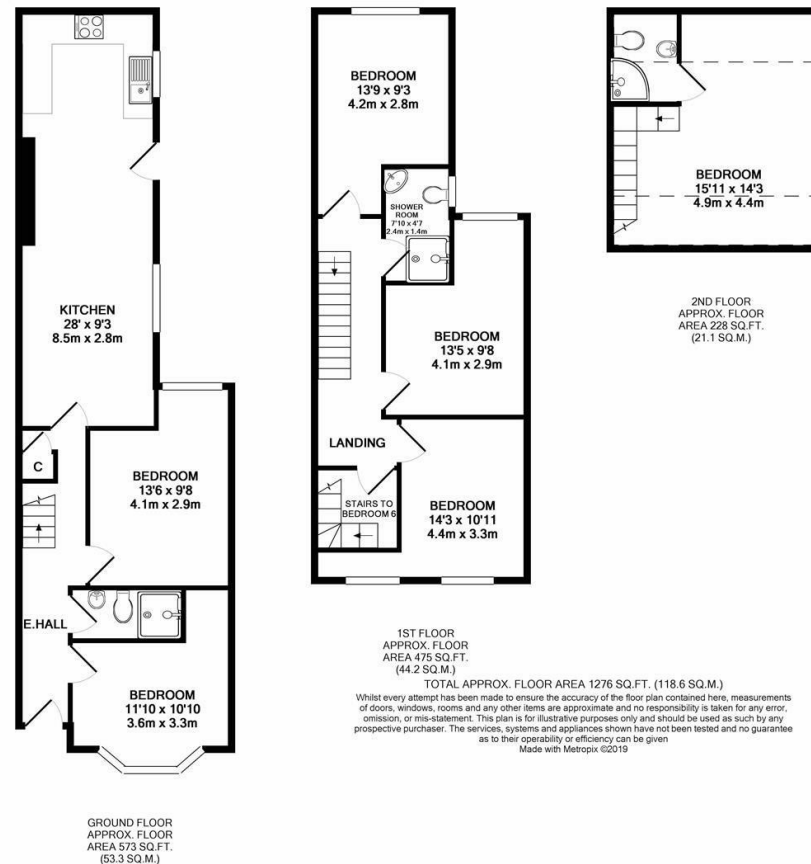
**£3,128 Per Calendar Month**

The  
**GOOD  
ESTATE**  
AGENCY

# Albion Road | Fallowfield Manchester | M14 6LT £3,128 Per Calendar Month

\*\*\* REDUCED \*\*\* AVAILABLE FROM 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 £120pppw, part bills included (Water, TV licence & broadband). Deposit equivalent to 5 weeks' rent.

- RECENTLY REFURBISHED 6 BED HMO PROPERTY
- TWO SHOWER ROOMS & ONE EN SUITE TO LOFT BEDROOM
- £120PPPW, PART BILLS INCLUDED (WATER, TV LICENCE & BROADBAND)
- REAR YARD
- SPACIOUS LIVING & DINING ROOM
- FURNISHED
- SIX DOUBLE BEDROOMS
- FITTED KITCHEN
- ON STREET PARKING
- CENTRAL FALLOWFIELD LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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