



Talbot Road | Fallowfield | Manchester | M14 6TB

£2,085 PCM





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\*\*\* AVAILABLE JULY 2025 \*\*\* 4 BED HOUSESHARE PROPERTY, FURNISHED WITH OFF ROAD PARKING. A modern, spacious four bedroom semi-detached property on the border of Fallowfield & Burnage, Manchester. The property comprises: entrance hall, spacious living room with patio doors to decked patio area, attractive separate fitted kitchen, ground floor double bedroom, hall to landing, three further bedrooms and house bathroom. Further benefits include private rear garden, decked area to rear and side of property & off road parking. Located on the border of Fallowfield & Burnage and convenient for the A34 bus route leading to the Universities and Manchester city centre. Rent: £120pppw, part bills included (water, TV licence & broadband). Deposit equivalent to 5 weeks' rent.

- FOUR BEDROOM STUDENT HOUSESHARE
- LIVING & DINING ROOM
- HOUSE BATHROOM
- PART BILLS INCLUDED - WATER, TV LICENCE & BROADBAND
- FALLOWFIELD / BURNAGE LOCATION
- FURNISHED
- SEPARATE FITTED KITCHEN
- DECKED AREA TO REAR AND SIDE OF PROPERTY
- OFF ROAD PARKING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	75
(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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