



Mabfield Road | Manchester | M14 6LW

£2,346 PCM

The
**GOOD
ESTATE**
AGENCY

Mabfield Road | Fallowfield Manchester | M14 6LW £2,346 PCM

ALL BILLS INCLUDED *** AVAILABLE NOW *** THIS IS A 8 BED STUDENT HOUSESHARE PROPERTY, 4 rooms have already been occupied. A fantastic, newly renovated mid terraced property available now. 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, four further double bedrooms and house bathroom to first floor, leading to two further loft double bedrooms with exposed beams 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 Mabfield 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, bills included (gas, electric, water, TV licence & broadband - subject to a £10pppw allowance). Deposit equivalent to 5 weeks' rent.

- EIGHT DOUBLE BEDROOMS
- TWO BATHROOMS
- FURNISHED TO A HIGH STANDARD
- ON STREET PARKING
- SPACIOUS LIVING AND DINING ROOM
- TV IN LIVING ROOM & ALL BEDROOMS
- BILLS INCLUDED (GAS, ELECTRIC, WATER, TV LICENCE & BROADBAND)
- FITTED KITCHEN
- REAR YARD
- CLOSE TO WILMSLOW ROAD



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