



Braemar Road | Manchester | M14 6PN

**£1,759 Per Month**

The  
**GOOD  
ESTATE**  
AGENCY

# Braemar Road | Fallowfield Manchester | M14 6PN £1,759 Per Month

\* NO DEPOSIT OPTION AVAILABLE \* 3 BED, FURNISHED. An excellent, newly renovated three bedroom terraced property available to rent for students from 8th July 2025 close to central Fallowfield. The property comprises: entrance hall, open plan living, dining room & kitchen, double bedroom, stairs to landing, two further double bedrooms and house bathroom. Located only a short walk to all the shops, bars and restaurants Fallowfield has to offer. Also close to the main Oxford Road / Wilmslow Road and Birchfields Road (A34) bus routes, all leading to the Universities, Didsbury and Manchester city centre. £135pppw x 3, part bills included (water, TV license and broadband). REPOSIT IS ALSO AVAILABLE TO REPLACE THE TRADITIONAL DEPOSIT. FEE APPLIES.

- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING, DINING ROOM & KITCHEN
- HOUSE BATHROOM
- PRIVATE REAR YARD
- A SHORT WALK TO SHOPS, BARS & RESTAURANTS
- FURNISHED
- NEWLY RENOVATED
- ON STREET PARKING
- CLOSE TO FALLOWFIELD CENTRE
- CLOSE TO MAIN UNIVERSITY & CITY CENTRE BUS ROUTES



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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