



Birchfields Road | Manchester | M14 6PE

£3,042 PCM



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NO DEPOSIT OPTION AVAILABLE 5 BED STUDENT PROPERTY, FURNISHED WITH PARKING. A modern, spacious five bedroom semi-detached HMO property in Fallowfield, Manchester. The property comprises: entrance hall, spacious living & dining room, separate modern fitted kitchen with American style fridge-freezer, ground floor double bedroom, stairs to landing, three further bedrooms, house bathroom with bath & shower cubicle & separate WC to first floor and stairs to second floor loft bedroom with exposed beams and velux window. Further benefits include private rear garden, laundry room to garage, garage and off road parking for three cars. Located in Fallowfield, opposite Fallowfield Shopping Centre and directly on the A34 bus route leading to the Universities and Manchester city centre. Rent £140pppw, part bills included (water, TV licence & broadband). Deposit equivalent to 5 weeks' rent.

- FIVE DOUBLE BEDROOMS
- BATHROOM AND SEPARATE WC
- FURNISHED
- HMO LICENSED PROPERTY
- LIVING & DINING ROOM
- MODERN FITTED KITCHEN & AMERICAN STYLE FRIDGE FREEZER
- GARAGE & OFF ROAD PARKING FOR THREE CARS
- LAUNDRY ROOM
- PRIVATE REAR GARDEN
- 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	62	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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