36 BROOK ROAD MANCHESTER

£4,489 Per

Student Accommodation Available 1st July 2027 £148pppw*

Incredible semi-detached property with eight double bedrooms spread over four floors. The house features three recently renovated shower rooms, a large kitchen dining room overlooking a spacious rear garden, and a separate lounge for tenants to relax in. Fully refurbished throughout, this property offers an exceptional amount of space and is ideally located in the heart of Fallowfield.

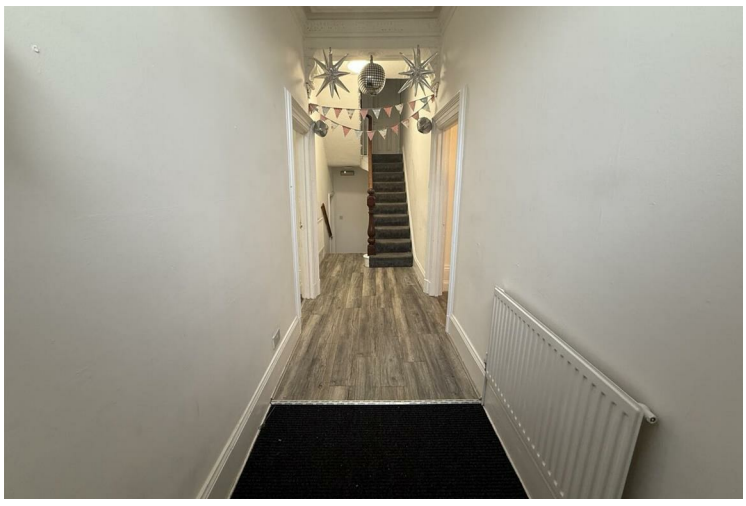
Property Reference: P1680

*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).

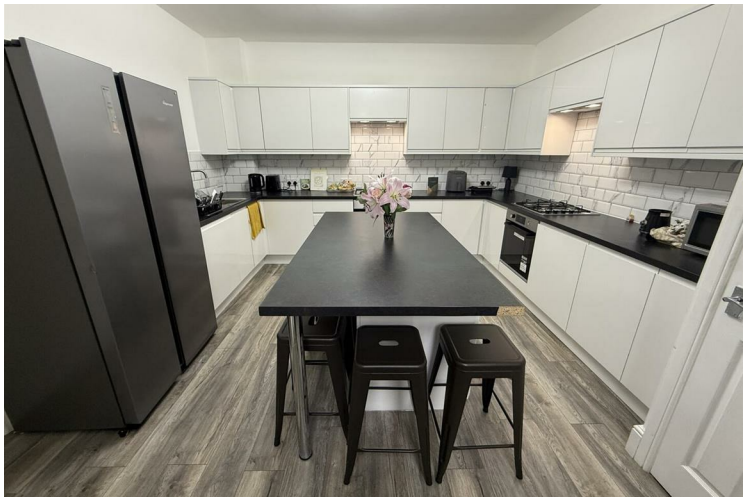
- 12 month tenancy
- Deposit equivalent to 5x weekly rent
- Holding deposit equivalent to 1x weeks rent due to secure the property, this goes towards the total deposit due
- Rent and utilities calculated per calendar month (not four weeks basis)

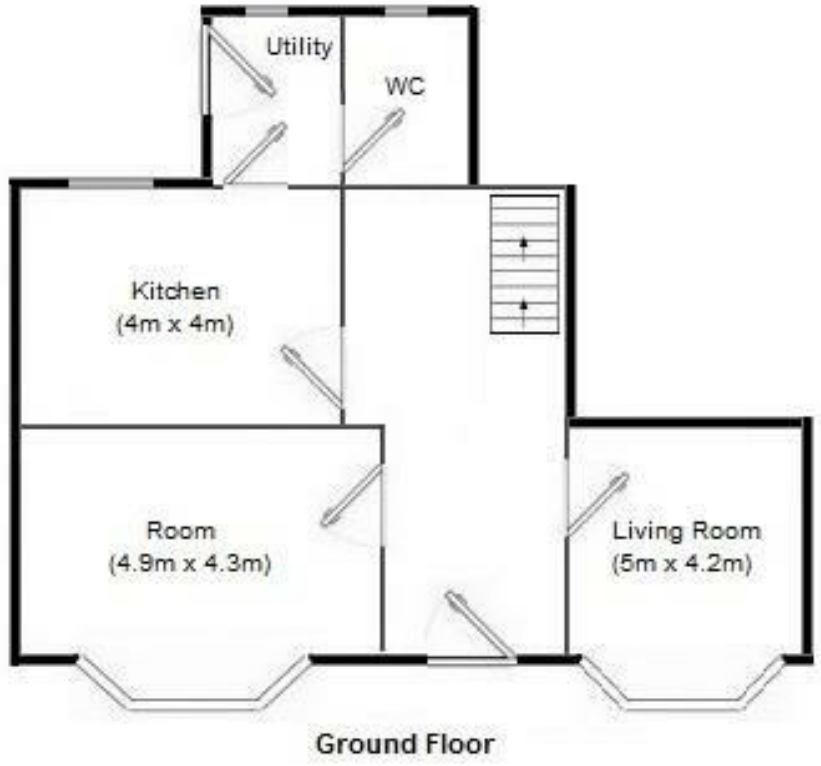
Don`t miss out, contact the office and quote the property reference above to book your viewing today!

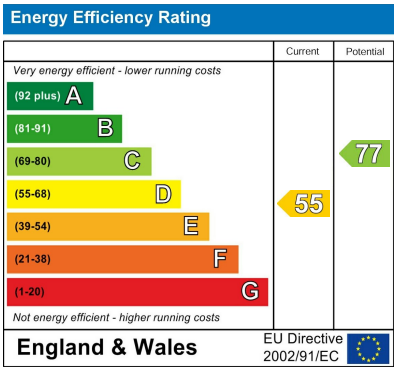
Disclaimer: These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Any images, videos and/or floorplans on this brochure are for guidance purposes only and are not necessarily to scale.



• 8 Bedrooms • House • Fallowfield • Fully furnished • 3 Bathrooms/shower rooms • Large garden • Inclusive Bills £26pppw • Washer/dryer







EPC Rating: D Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Drake & Co
Anson Parade
161a Dickenson Road
Rusholme
Manchester
M14 5HZ

0161 224 2134
info@drakes.co.uk
https://www.drakes.co.uk/