



37 Whitby Road, Fallowfield, Manchester, M14 6QH

£2,750 Per Month

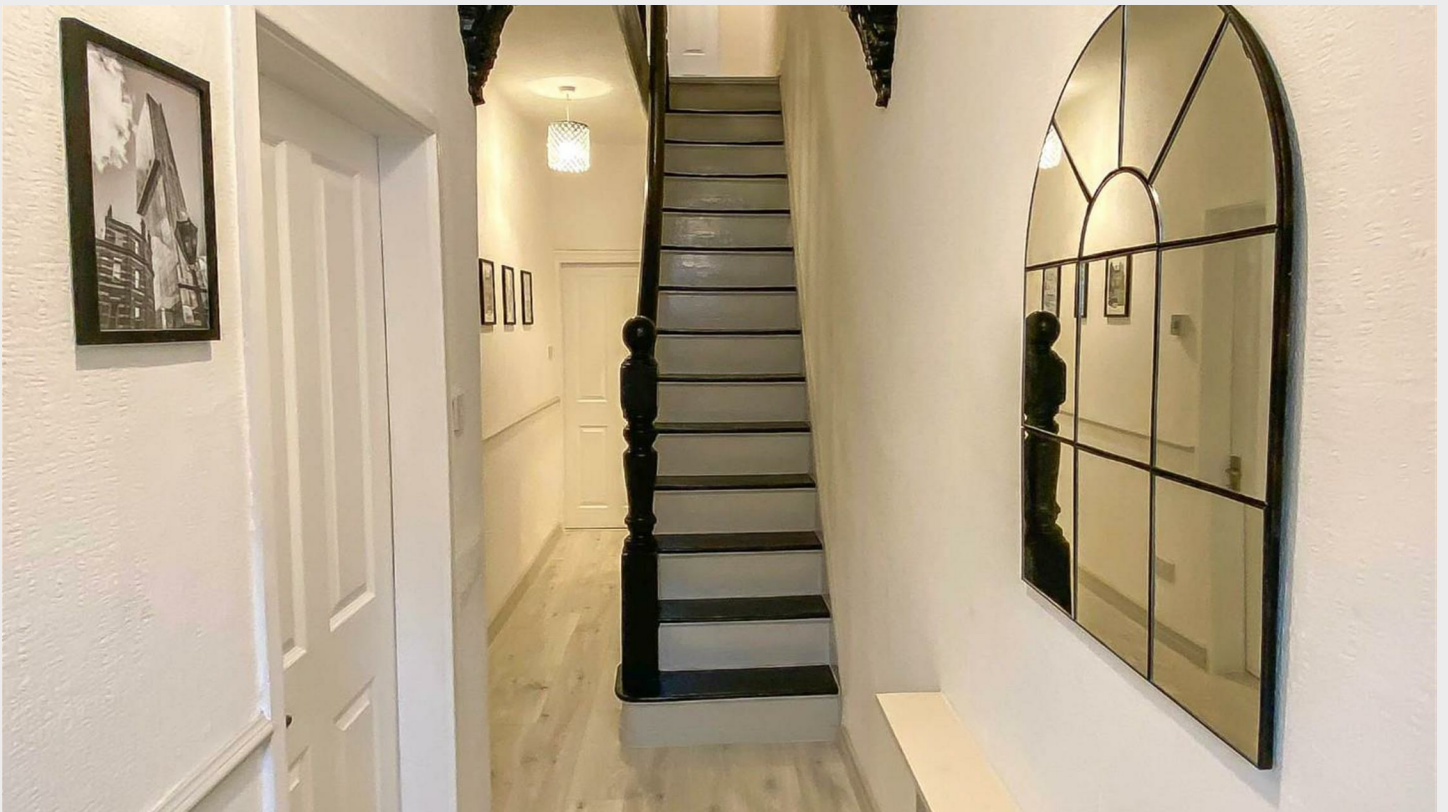
- FOUR GOOD SIZED BEDROOMS
- SUPERMARKETS WITHIN EASY REACH
- UTILITY BILLS AND BROADBAND INCLUDED
- NEWLY REFURBISHED TO A HIGH STANDARD
- £159\* PER PERSON PER WEEK
- TRANSPORT LINKS TO UNI AND CITY CENTRE
- FULLY FURNISHED WITH TVs AND APPLIANCES
- CLOSE TO SHOPS AND AMENITIES

# 37 Whitby Road, Manchester M14 6QH

This recently refurbished and fully furnished 4 double bedroom terraced property is perfect for students and sharers. Located just a short 0.4 miles away from Fallowfield's village centre, the property is well positioned for transport links, shops and other amenities. AVAILABLE 1ST JULY AT ONLY £159\* PER PERSON PER WEEK. A MUST VIEW!



Council Tax Band: Exempt



## WHITBY ROAD, FALLOWFIELD

\*STUDENT PROPERTY - AVAILABLE 1ST JULY - £159\* PER PERSON PER WEEK (ALL BILLS INCLUDED) - DEPOSIT EQUIVELANT TO 5 WEEKS' RENT\*

### GROUND FLOOR

#### ENTRANCE HALLWAY

Tastefully decorated entrance hallway providing access to the shared lounge, bedroom one, kitchen, downstairs w/c and the first floor. Radiator and mirror.

#### SHARED LIVING ROOM

11'9 x 11'6

Well proportioned shared living room with three seater sofa and separate arm chair. TV stand with TV, DVD player and 'Brsk' High Speed Broadband Router (inc. in rent). Bookshelf with CD player and speakers.

#### BEDROOM 1

11'9" x 10'0"

Located on the ground floor you will find the first of four bedrooms. Bespoke fitted wardrobe and desk with desk chair. Large flat screen TV mounted to the wall. Brand new bed and mattress (with additional storage space beneath).

#### SEPERATE W/C

Shared W/C underneath the stairs (particularly handy for the ground floor bedroom's occupant). Fully tiled with low level w/c and attached wash basin and mirror.

#### KITCHEN/DINING AREA

17'4" x 8'10"

Well proportioned and newly fitted kitchen/dining area with a good range of both base and wall units. Large 4 seater dining table with chairs. Electric oven with gas hob and extractor fan above. Freestanding and integrated fridge/freezer space. Washing Machine. Large wall mounted flat screen TV. Large appliance cupboard featuring a Ninja air fryer, coffee machines and a slow cooker. Microwave, toaster and kettle. Worcester Combination Boiler. Access to the rear courtyard area.

#### REAR GARDEN/COURTYARD

Low maintenance garden/yard area with access to the rear passage. External security lighting.

### FIRST FLOOR

#### BATHROOM

6'2" x 5'6"

Newly installed communal/shared bathroom. Large walk in shower, sink unit and low-level w/c, with mirror above.

#### BEDROOM 2

10'8" x 9'4"

To the rear of the property at the top of the stairs, is bedroom two. Bespoke fitted wardrobe and desk with desk chair. Large flat screen TV mounted to the wall. Brand new bed and mattress (with additional storage space beneath).

#### BEDROOM 3

11'9" x 10'0"

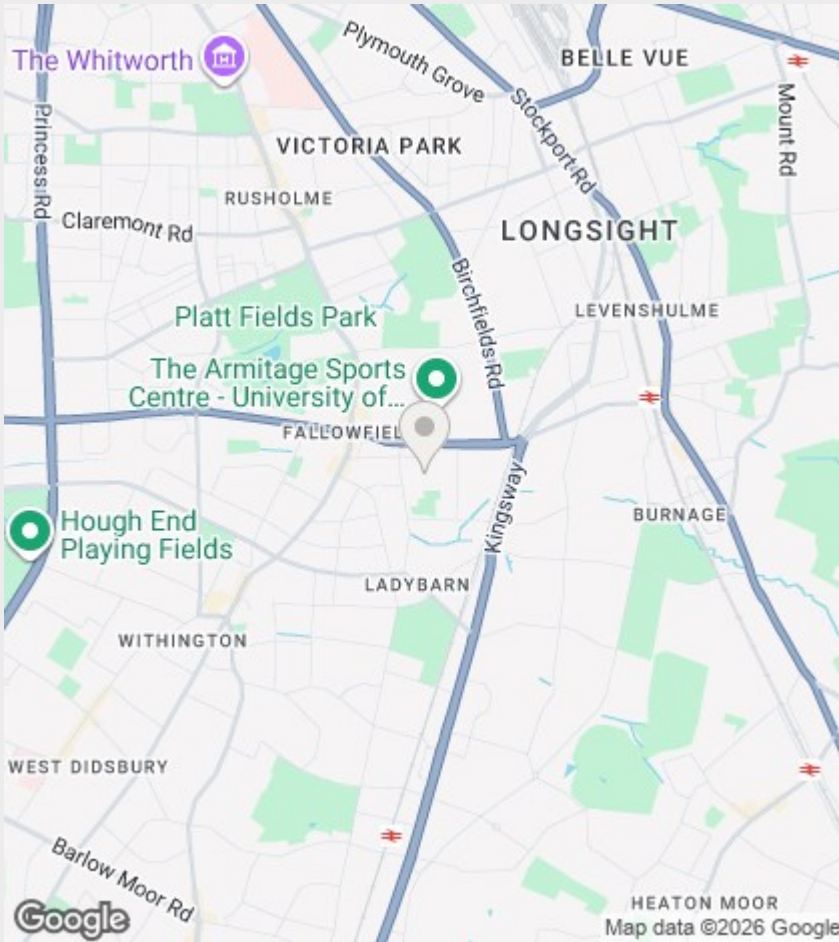
The middle bedroom, on the first floor, also features a bespoke fitted wardrobe and desk with desk chair. Large flat screen TV mounted to the wall. Brand new bed and mattress (with additional storage space beneath).

#### BEDROOM 4

15'8" x 12'0"

Lastly, the largest of the bedrooms (to the front of the property) features a bespoke fitted wardrobe and desk with desk chair. Large flat screen TV mounted to the wall. Double bed and mattress (with additional storage space beneath). Dressing Table and Mirrors.

\*STUDENT PROPERTY - AVAILABLE IMMEDIETLY - £159\* PER PERSON PER WEEK (ALL BILLS INCLUDED) - DEPOSIT EQUIVELANT TO 5 WEEKS' RENT\*



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

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