



Brailsford Road | Manchester | M14 6PT

**£3,519 PCM**

The  
**GOOD  
ESTATE**  
AGENCY

Brailsford Road | Fallowfield  
 Manchester | M14 6PT  
 £3,519 PCM



\* NO DEPOSIT OPTION AVAILABLE \* REGULAR CLEANER INCLUDED \* 6 BED STUDENT HOUSESHARE PROPERTY, FURNISHED. A fantastic, newly renovated mid terraced property available from 7th of September 2026. The property comprises: entrance hall, one double bedroom and shower room to ground floor, spacious open plan living and dining room through to brand new fitted kitchen, four double bedrooms and house bathroom to first floor leading to one loft double bedroom with exposed beams & en suite shower room to 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 Brailsford 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 x 6 including utility bills (electric, gas, water, TV licence & broadband - subject to a £10pppw allowance). REPOSIT IS ALSO AVAILABLE TO REPLACE THE TRADITIONAL DEPOSIT. FEE APPLIES.

- SIX DOUBLE BEDROOMS
- TWO SHOWER ROOMS & EN SUITE TO LOFT BEDROOM
- FURNISHED TO A HIGH STANDARD
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- TVS IN ALL BEDROOMS & LIVING ROOM
- FITTED KITCHEN
- NEWLY RENOVATED PROPERTY
- REAR YARD & ON STREET PARKING
- REGULAR COMMUNAL AREA CLEANER INCLUDED
- FALLOWFIELD LOCATION

| Energy Efficiency Rating                           |    | Current                    | Potential |
|--|----|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |    |                            |           |
| (92 plus) A  |    |                            |           |
| (81-91) B  |    |                            |           |
| (69-80) C  |    |                            | 77        |
| (55-68) D  | 64 |                            |           |
| (39-54) E  |    |                            |           |
| (21-38) F  |    |                            |           |
| (1-20) G   |    |                            |           |
| <i>Not energy efficient - higher running costs</i> |    |                            |           |
| <b>England &amp; Wales</b>                         |    | EU Directive<br>2002/91/EC |           |

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