



Albion Road | Manchester | M14 6LT

**£585 Per Calendar Month**

The  
**GOOD  
ESTATE**  
AGENCY

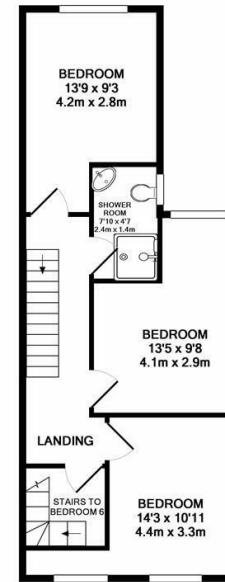
Albion Road | Fallowfield  
 Manchester | M14 6LT  
 £585 Per Calendar Month

ONE ROOM AVAILABLE NOW FOR 3 MONTHS. 6 BED STUDENT HOUSESHARE PROPERTY, FURNISHED. The property comprises: entrance hall, two double bedrooms and shower room to ground floor, spacious open plan living and dining room through to brand new, fitted kitchen, three further double bedrooms and house bathroom to first floor, leading to one further double bedroom with en suite shower room on 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 Albion Road, close to Platt Fields Park and 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, All bills included (Water, electric, gas, TV licence & broadband). Deposit equivalent to 5 weeks' rent. GROUND FLOOR ROOM AVAILABLE.

- RECENTLY REFURBISHED 6 BED HMO PROPERTY
- TWO SHOWER ROOMS & ONE EN SUITE TO LOFT BEDROOM
- £120PPPW, PART BILLS INCLUDED (WATER, TV LICENCE & BROADBAND)
- REAR YARD
- SPACIOUS LIVING & DINING ROOM
- FURNISHED
- SIX DOUBLE BEDROOMS
- FITTED KITCHEN
- ON STREET PARKING
- CENTRAL FALLOWFIELD LOCATION

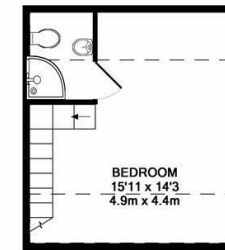


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 573 SQ.FT.  
 (53.3 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 475 SQ.FT.  
 (44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1276 SQ.FT. (118.6 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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2ND FLOOR  
 APPROX. FLOOR  
 AREA 228 SQ.FT.  
 (21.1 SQ.M.)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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