



**drake & co**  
ESTATE AGENTS



## 3 ASHFIELD ROAD MANCHESTER

**£140 Per Week**

Student Accommodation Available 1st July 2026 £140ppw\*

This mid bay terraced property has been renovated to a high standard with modern fixtures and furniture throughout. There is a large communal lounge, a separate kitchen which overlooks the rear yard, an existing shower room, and a additional shower room soon to be installed, as well as four spacious double bedrooms. Situated in a prime location within walking distance to Dickenson Road, tenants can travel to the universities in Manchester, as well as the City Centre via public transport or walking.

Property Reference: P1579

\*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).

An example photo of an additional shower room has been included so you can see the expected style and standard once the work is completed.

- 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.



- 4 Bedrooms • House • Victoria Park • Fully furnished • 2 shower rooms • Front and/or rear garden/yard • Inclusive Bills £26pppw • 24HR Cover • Second shower room being installed







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

**EPC Rating: D    Council Tax Band: A**

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/>

