



Albion Road | Manchester | M14 6LT

£3,911 PCM

The
**GOOD
ESTATE**
AGENCY

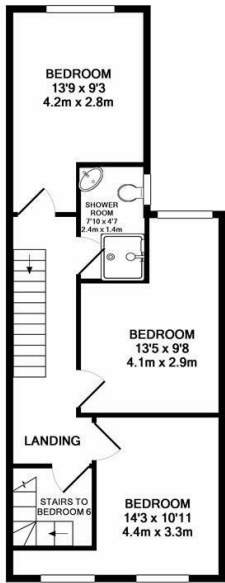
Albion Road | Fallowfield
Manchester | M14 6LT
£3,911 PCM

NO DEPOSIT OPTION AVAILABLE. ALL BILLS INCLUDED. AVAILABLE 7TH SEPTEMBER 2026. 6 BED HOUSESHARE PROPERTY, FURNISHED. A fantastic, newly renovated mid terraced property ready for the academic year 2026-27 from 7th September 2026. 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 £150pppw 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.

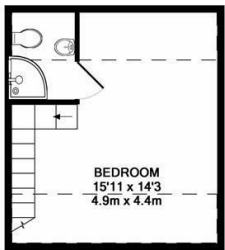
- RECENTLY REFURBISHED 6 BED STUDENT HMO
- TWO SHOWER ROOMS & ONE EN SUITE TO LOFT BEDROOM
- £150PPPW ALL BILLS INCLUDED
- REAR YARD
- SPACIOUS LIVING & DINING ROOM
- FURNISHED
- SIX DOUBLE BEDROOMS
- FITTED KITCHEN
- ON STREET PARKING
- CENTRAL FALLOWFIELD LOCATION



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



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



2ND FLOOR
APPROX. FLOOR
AREA 228 SQ.FT.
(21.1 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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| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 60 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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