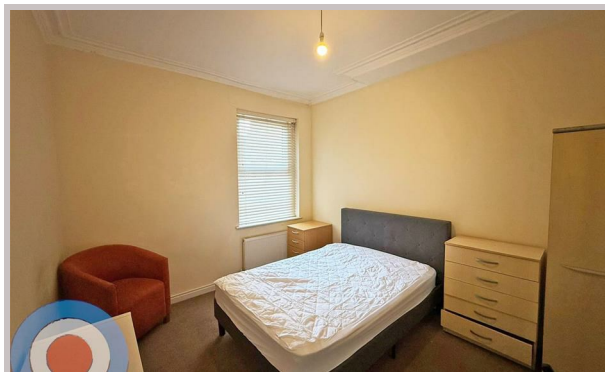


# WELCOME TO MANCHESTER LETTINGS

35 Talbot Road  
Fallowfield  
M14 6TA



# 35 Talbot Road

## £3,000 Per month

STUDENT HOUSE AVAILABLE TO RENT – TALBOT ROAD, M14 6TA

Available from 7th July

A selection of furnished rooms available within a spacious seven-bedroom property located in the heart of Fallowfield. The property offers excellent access to local amenities, public transport links, Manchester Universities, and the city centre.

The property benefits from two shared bathrooms, one ensuite bedroom, and a shared kitchen.

Features include:

- \* Fully furnished bedrooms
- \* Seven-bedroom property
- \* Two shared bathrooms
- \* One ensuite bedroom
- \* Shared kitchen
- \* Excellent Fallowfield location
- \* Close to universities and transport links
- \* Bills package available
- \* Low deposits

- STUDENT HOUSESHARE READY FOR 2026
- SEVEN BEDROOMS AVAILABLE
- LOW DEPOSIT
- HALF RENT FOR SUMMER

Local Authority  
Manchester City Council

Council Tax Band C


EPC Rating D

Contact

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

