



**drake & co**  
ESTATE AGENTS



## 4 AYLCLIFFE GROVE MANCHESTER

**£145 Per Week**

Student Accommodation Available 1st July 2026 £145pppw\*

This stunning five bedroom house has been recently renovated with modern furniture and fittings throughout. The property benefits from a large open plan lounge, kitchen with a dining area and wall mounted Smart TV. There are also three stylish shower rooms for tenants to share. Situated in a prime location, tenants can easily travel to the universities in Manchester, as well as the City Centre via public transport or walking.

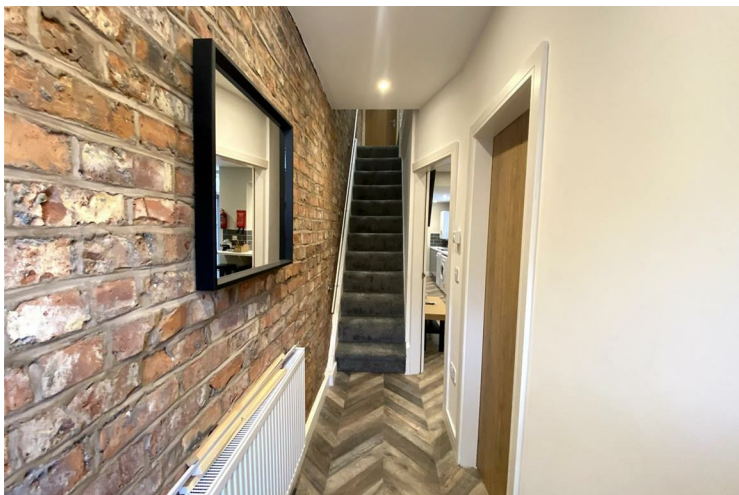
Property Reference: P1577

\*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).

- 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.





- 5 Bedrooms • House • Longsight • Fully furnished • 3 Bathrooms/shower rooms • Inclusive Bills £26pppw • Open plan • TV Included







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

**EPC Rating: C      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

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