



drake & co
ESTATE AGENTS



45 PARK RANGE MANCHESTER

£135 Per Week

Student Accommodation Available 1st July 2026 £135pppw*

This detached property has recently been painted and carpeted giving it a fresh and welcoming appeal. There are five large double bedrooms, a spacious communal lounge, separate kitchen, as well as a bathroom and shower room. The property is situated in a peaceful cul-de-sac location with off road parking for two cars, tenants have a short five minute walk to the famous Curry Mile and to Dickenson Road which has all major bus routes into Manchester City Centre and to the universities. The property is fully compliant with HMO regulations.

Property Reference: P1121

*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)

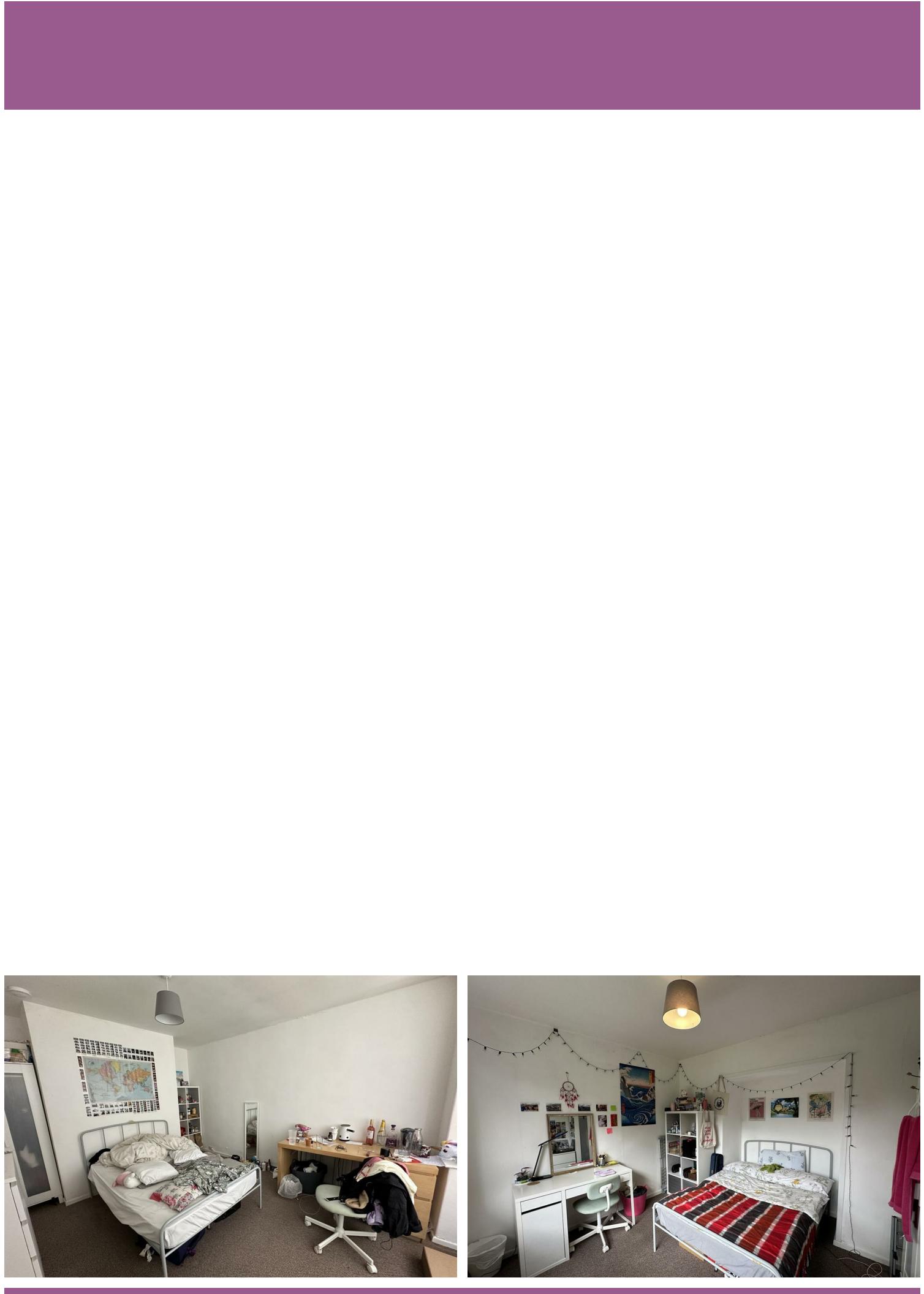
Don't miss out, contact the office and quote the property reference above to book your viewing today!

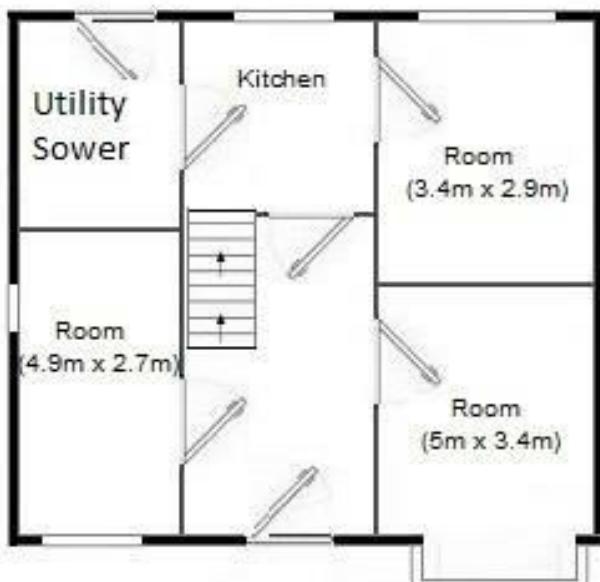
Disclaimer: These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Any images, videos and/or floorplans on this brochure are for guidance purposes only and are not necessarily to scale.



- 5 Bedrooms • House • Rusholme • Fully furnished • 2 Bathrooms/shower rooms • Driveway parking • Inclusive Bills £26pppw • 24HR cover



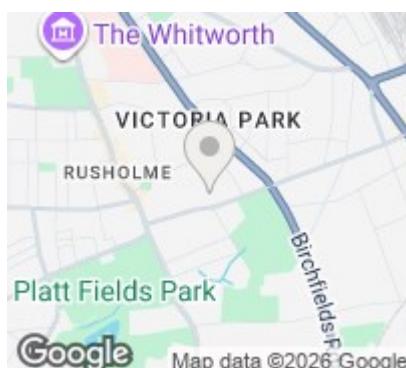




Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 39 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| | | |

EPC Rating: E Council Tax Band: D

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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