



Brailsford Road | Manchester | M14 6PT

**£3,258 PCM**

The  
**GOOD  
ESTATE**  
AGENCY

# Brailsford Road | Fallowfield Manchester | M14 6PT £3,258 PCM

\* NO DEPOSIT OPTION AVAILABLE \* AVAILABLE FROM 8TH JULY 2026. 6 BED STUDENT HOUSESHARE PROPERTY, FURNISHED. An excellent, spacious fully licensed HMO student, six bedroom terraced property on one of the most popular residential roads in Fallowfield, Brailsford Road. The property comprises: entrance hall, one double bedroom to ground floor, spacious open plan living & dining room through to fitted kitchen and rear yard, stairs to landing, three further double bedrooms and two shower rooms, stairs to second floor, two further double bedrooms. The property also benefits from a private rear yard area and on street parking. Located within a short walk of all the shops, bars and restaurants in Fallowfield and the main bus routes to the city centre and the Universities. RENT ONLY £125pppw, bills included (gas, electric, water, TV licence & broadband - subject to a £10pppw fair usage limit). Deposit equivalent to 5 weeks' rent. REPOSIT IS ALSO AVAILABLE TO REPLACE THE TRADITIONAL DEPOSIT - FEE APPLIES.

- 6 BED STUDENT HOUSESHARE
- 2 BATHROOMS
- SPACIOUS LIVING & DINING ROOM
- REAR YARD
- FALLOWFIELD LOCATION
- FULLY LICENSED HMO
- ALL DOUBLE BEDROOMS
- FITTED KITCHEN
- FURNISHED
- EASY ACCESS TO UNIVERSITIES & CITY CENTRE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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