



drake & co
ESTATE AGENTS



57 DENISON ROAD MANCHESTER

£135 Per Week

Student House Share Available 1st July 2026 £135ppw*

KITCHEN RENOVATIONS PLANNED FOR JULY!
HALF RENT SUMMER

This luxury modern townhouse offers seven double bedrooms arranged across four storeys. The ground floor comprises a bedroom, a shower room, a separate WC, and a soon-to-be renovated kitchen dining room overlooking the rear yard. The first floor includes three bedrooms and an additional WC. On the second floor, there is a spacious separate living room with a TV included, ideal for relaxing, along with a further double bedroom and a newly renovated shower room. The top floor offers two additional bedrooms and a bathroom. The property also benefits from off-road parking to the front. Ideally located just a short walk from Wilmslow Road, the property provides easy access to major bus routes, Manchester City Centre, and the universities.

Property Reference: P1220

*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 £26ppw (terms and conditions apply). This property has a water meter.

- 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)




- 7 Bedrooms Total • House Share • Victoria Park • Fully furnished • 3 Bathrooms 4 Toilets • Garden



- Inclusive Bills £26pppw
- Dining kitchen
- Half rent over summer
- Refurb planned for July





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

EPC Rating: C Council Tax Band: F

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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