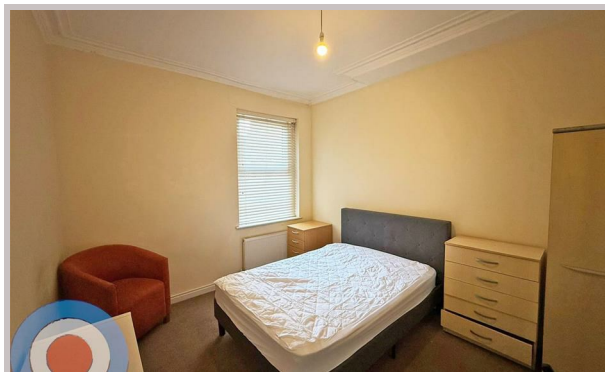


# WELCOME TO MANCHESTER LETTINGS

35 Talbot Road  
Fallowfield  
M14 6TA



# 35 Talbot Road

## £3,155 Per month

THIS IS TALBOT ROAD, M14 6TA – A SEVEN BEDROOM STUDENT HOUSE READY FOR 2026

HALF RENT FOR SUMMER

£104 PPPW no bills included

OR

£125 PPPW with Bills Included

Located in the heart of Fallowfield, this property offers excellent access to local amenities, public transport links, and is just a short commute to Manchester's universities and the city centre.

WITH...

- Bills package available
- Low deposit
- Seven spacious double bedrooms
- Two shared bathrooms
- One ensuite bedroom
- Shared kitchen
- Excellent student location
- Close to shops, bars, and transport links

- STUDENT PROPERTY READY FOR 2026
- FULLY FURNISHED
- BILLS PACKAGE AVAILABLE
- LOW DEPOSIT £200 PER PERSON
- HALF RENT FOR SUMMER

Local Authority  
Manchester City Council

Council Tax Band C

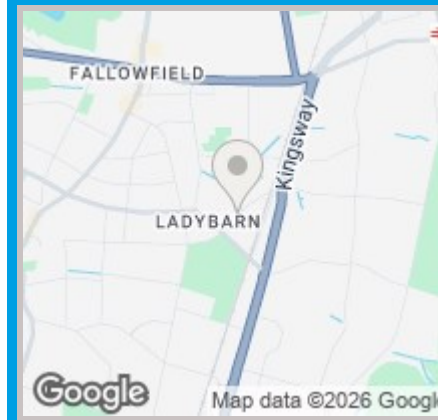
EPC Rating D

Contact

01613992619

hello@welcometomanchesterlettings.com

www.welcometomanchesterlettings.com



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D			60	(05-08) D			
(39-54) E				(00-04) 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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

