



Moseley Road | Manchester | M14 6PB

£564 Per Month

The
**GOOD
ESTATE**
AGENCY

Moseley Road | Fallowfield
 Manchester | M14 6PB
 £564 Per Month

* NO DEPOSIT OPTION AVAILABLE * REGULAR CLEANER INCLUDED * 6 BED STUDENT PROPERTY, FURNISHED. A fantastic, fully renovated mid terraced property ready for occupation from 8th July 2026. The property comprises: hall, two double bedrooms and shower room to ground floor, spacious open plan living and dining room through to brand new fitted kitchen, three further double bedrooms and house bathroom to first floor, leading to one further double bedroom with exposed beams on the second floor. Furnished to an exceptionally high standard and further benefiting from rear yard area, double glazing and gas central heating throughout. Located on Moseley Road, opposite The Armitage Sports Centre and Playing Fields and within a short walk to the centre of Fallowfield with the many shops, bars and restaurants it has to offer, as well as excellent bus links to the Universities and Manchester city centre. Rent is £130pppw including bills (gas, electric, water, broadband and TV licence - subject to a £10pppw allowance). REPOSIT IS ALSO AVAILABLE TO REPLACE THE TRADITIONAL DEPOSIT. FEE APPLIES.

- 6 BED STUDENT PROPERTY
- FURNISHED TO A VERY HIGH STANDARD
- ALL DOUBLE BEDROOMS
- SPACIOUS LIVING & DINING AREA
- REAR YARD AREA
- ON STREET PARKING
- TWO SHOWER ROOMS
- BILLS INCLUDED (GAS, ELECTRIC, WATER, TV LICENCE & BROADBAND)
- MODERN FITTED KITCHEN
- EXCELLENT FALLOWFIELD LOCATION



Total Floor Area: 121.7 m²
 All measurements are approximate and for display purposes only.
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | 79 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

68 Quay Street
 Manchester
 M3 3EJ
 0161 513 2034
 hello@thegea.co.uk
 www.thegea.co.uk