



## Rooms

Moseley Road | Manchester | M14 6PB

£564 PCM

The  
GOOD  
ESTATE  
AGENCY

# Rooms

Moseley Road | Fallowfield  
 Manchester | M14 6PB  
 £564 PCM

6 BED STUDENT / PROFESSIONAL HOUSESHARE PROPERTY, FURNISHED. A fantastic, recently renovated mid terraced property ready for occupation NOW. The property comprises: hall, two double bedrooms and shower room to ground floor, spacious open plan living and dining room through to brand new, fully fitted kitchen, three further double bedrooms and house bathroom to first floor, leading to one further double bedroom 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 £130pppw x 6 including bills (gas, electric, water, TV licence & broadband). REPOSIT IS ALSO AVAILABLE TO REPLACE THE TRADITIONAL DEPOSIT. FEE APPLIES.

- SIX BEDROOM STUDENT / PROFESSIONAL HOUSESHARE
- TWO SHOWER ROOMS
- SPACIOUS LIVING AND DINING AREA
- REAR YARD
- £130PPPW INCLUDING BILLS (GAS, ELECTRIC, WATER, TV LICENCE & BROADBAND)
- FURNISHED TO A HIGH STANDARD
- ALL DOUBLE BEDROOMS
- FITTED KITCHEN
- ON STREET PARKING
- EXCELLENT FALLOWFIELD LOCATION



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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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