



Brailsford Road | Manchester | M14 6PT

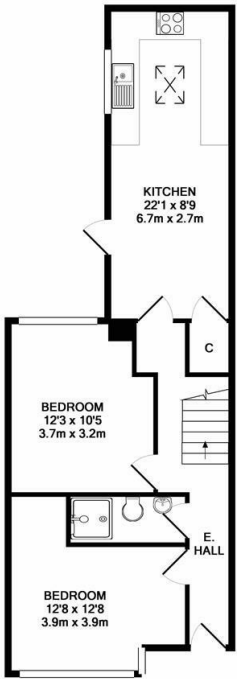
£3,780 PCM

The
GOOD
ESTATE
AGENCY

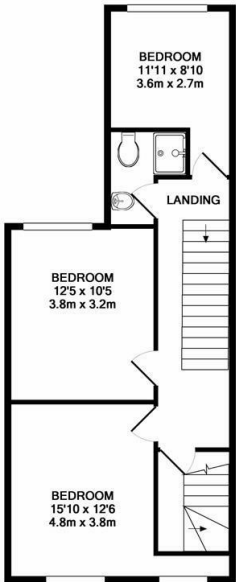
Brailsford Road | Fallowfield Manchester | M14 6PT £3,780 PCM

*NO DEPOSIT OPTION AVAILABLE *REGULAR CLEANER INCLUDED! 6 BED STUDENT HOUSESHARE PROPERTY, FURNISHED. A fantastic, newly renovated mid terraced property in an excellent central Fallowfield location available from 8th of 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, 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 only a short walk to Fallowfield centre with all the shops, bars and restaurants the area has to offer. Also convenient for access to the Universities, city centre and Didsbury via the Oxford Road / Wilmslow Road bus route and the Armitage Sports Centre. Rent £145pppw x 6 including utility bills (electric, gas, water, TV licence & broadband - subject to a £10pppw allowance). REPOSIT IS ALSO AVAILABLE TO REPLACE THE TRADITIONAL DEPOSIT. FEE APPLIES.

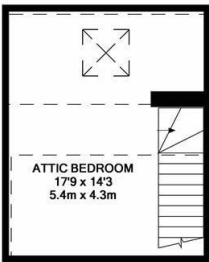
- 6 BED STUDENT HOUSESHARE PROPERTY
 - 2 BATHROOMS
 - £145PPPW, ALL BILLS INCLUDED
 - REAR YARD & ON STREET PARKING
 - NEWLY RENOVATED
- FURNISHED
 - 6 DOUBLE BEDROOMS
 - FITTED KITCHEN
 - REGULAR COMMUNAL AREA CLEANER INCLUDED
 - EXCELLENT FALLOWFIELD LOCATION



GROUND FLOOR
APPROX. FLOOR
AREA 573 SQ.FT.
(53.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 248 SQ.FT.
(23.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1352 SQ.FT. (125.6 SQ.M.)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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