



Moseley Road | Manchester | M14 6PB

**£3,128 PCM**

The  
**GOOD**  
ESTATE  
AGENCY

Moseley Road | Fallowfield  
 Manchester | M14 6PB  
 £3,128 PCM

\* 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 £120pppw 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
- ON STREET PARKING
- FURNISHED TO A VERY HIGH STANDARD
- TWO SHOWER ROOMS
- ALL DOUBLE BEDROOMS
- BILLS INCLUDED (GAS, ELECTRIC, WATER, TV LICENCE & BROADBAND)
- SPACIOUS LIVING & DINING AREA
- MODERN FITTED KITCHEN
- REAR YARD AREA
- EXCELLENT FALLOWFIELD LOCATION



Total Floor Area: 121.7 m<sup>2</sup>  
 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