



drake & co  
ESTATE AGENTS



## 87 BIRCH LANE MANCHESTER

£600 Per

Accommodation Available 1st July 2026 £600per person pcm\*

Don't miss the opportunity to view this incredible two bedroom flat which has been recently refurbished, with new furniture and a stunning interior! The property features two double bedrooms, a stylish shower room, a modern kitchen, and a spacious dining lounge. It also benefits from a private driveway and a rear garden. Ideal for two professionals or students seeking a comfortable home, perfectly located with excellent transport links into the city centre and nearby shops.

Property Reference:P1668

\*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £33ppw (terms and conditions apply).

- Deposit equivalent to 5x weekly rent
- Holding deposit equivalent to 1x weeks rent due to secure the property, this goes towards the total deposit due
- Rent and utilities calculated per calendar month (not four weeks basis)

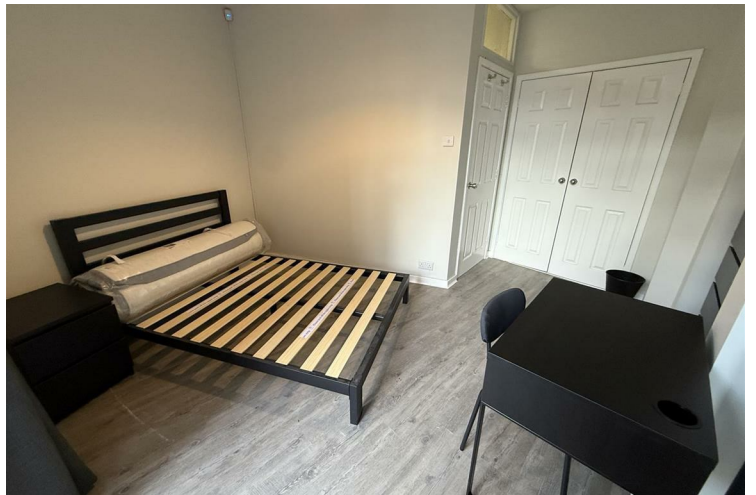
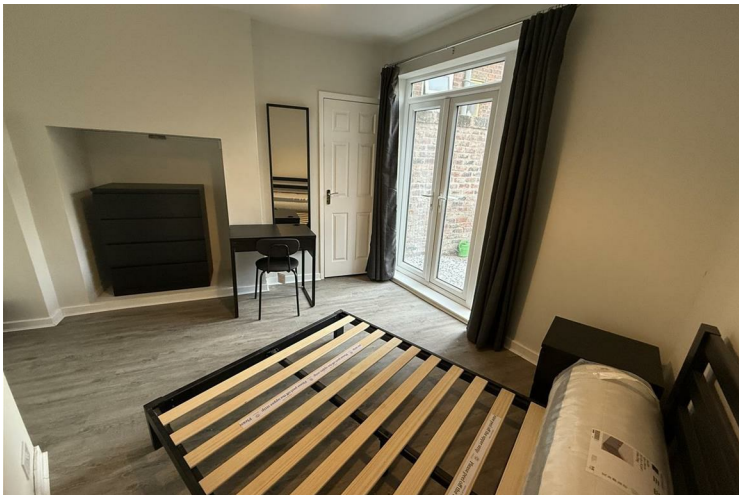
Don't miss out, contact the office and quote the property reference above to book your viewing today!

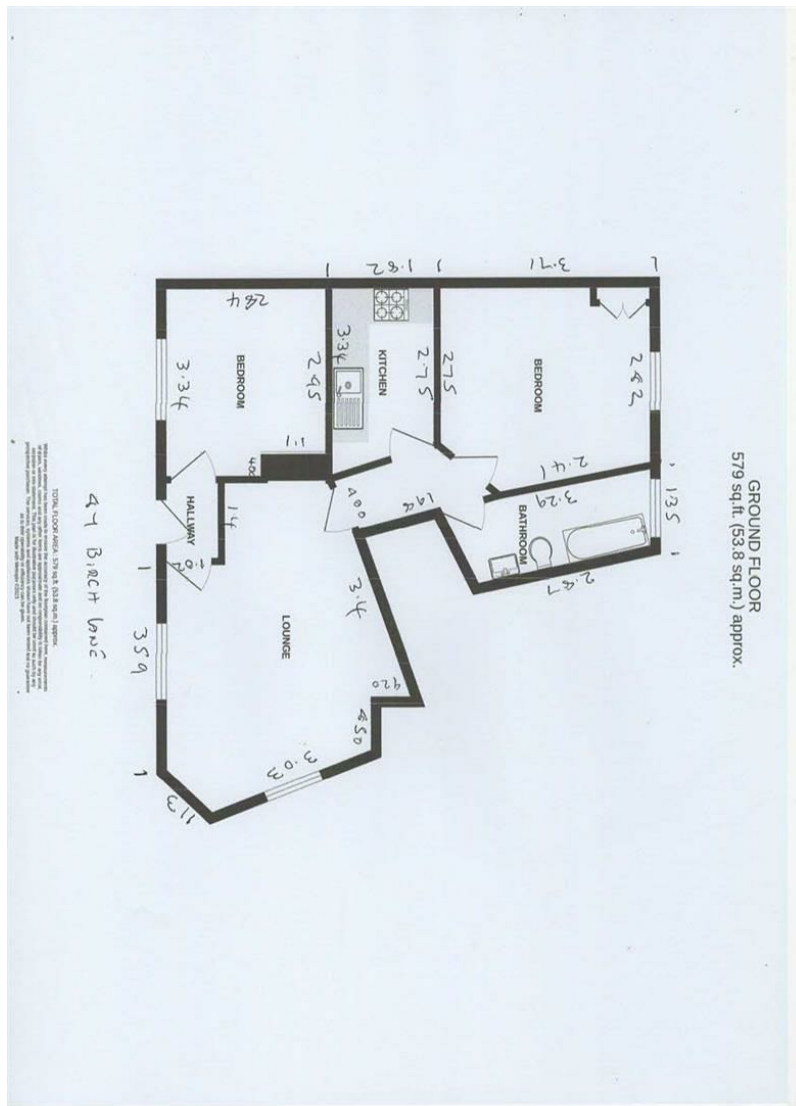
Disclaimer: These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Any images, videos and/or floorplans on this brochure are for guidance purposes only and are not necessarily to scale.



- 2 Bedrooms • Flat • Longsight • Fully furnished • 1 Shower room • Garden • Inclusive Bills  
£33ppw • Newly Refurbished







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPC Rating: C    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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