



19 Mauldeth Road  
West  
Withington  
M20 3EQ



# 19 Mauldeth Road West

## £643 Per month

9-Bedroom, 2-Bathroom Student House Just Off Wilmslow Road – Bills Included

This cool 9-bedroom house is perfectly located just off Wilmslow Road, between Fallowfield and Withington, with buses to the city and university just 2 minutes away.

The open-plan kitchen-diner features a peninsula island, dining table with benches, and overlooks the rear garden. The sleek modern kitchen boasts quartz countertops. There are two bathrooms, including a top-floor bathroom with a modern freestanding bathtub, green terrazzo tiles, and timber-clad walls.

All nine bedrooms are doubles, with lots of original features and high ceilings throughout, creating a stylish and spacious home for students.

No deposit required, with all bills included and communal cleaning provided throughout the tenancy.

£643 pppm

£148 pppw

- NO DEPOSIT
- COMMUNAL CLEANING INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT HOUSE C OR ABOVE
- GREAT LOCATION FOR STUDENTS

Local Authority

Manchester City Council

Council Tax Band Exempt

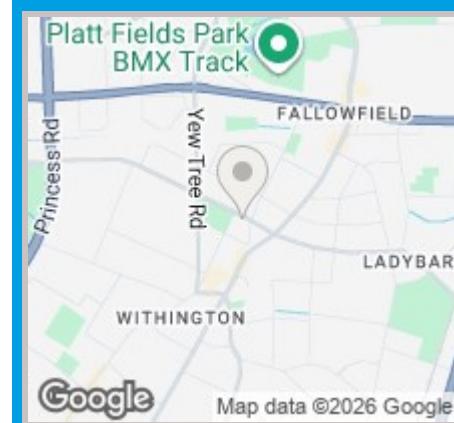
EPC Rating D

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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Very energy efficient - lower running costs | Current Potential       |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   | 78                      |
| (39-54) E                                   | 56                      |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential       |
| (92 plus) A   |                         |
| (81-91) B   |                         |
| (69-80) C   |                         |
| (55-68) D   |                         |
| (39-54) E   |                         |
| (21-38) F   |                         |
| (1-20) G  |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales   | EU Directive 2002/91/EC |