9 DERBY ROAD MANCHESTER

£145 Per Week

Student Accommodation Available 1st July 2027 £145pppw*

This huge eight-bedroom end-terraced house, spread over four floors, is fully furnished and ideal for students. It features a modern kitchen and a massive living room, perfect for socialising. Two of the three bathroom/shower rooms have been recently refurbished to a high standard. The property also benefits from a spacious rear garden, providing extra outdoor space. Situated in the heart of Fallowfield, tenants have a short walk to Wilmslow Road's transport links, offering easy access to Manchester's universities, the City Centre, and the local bars and shops.

Property Reference: P1426

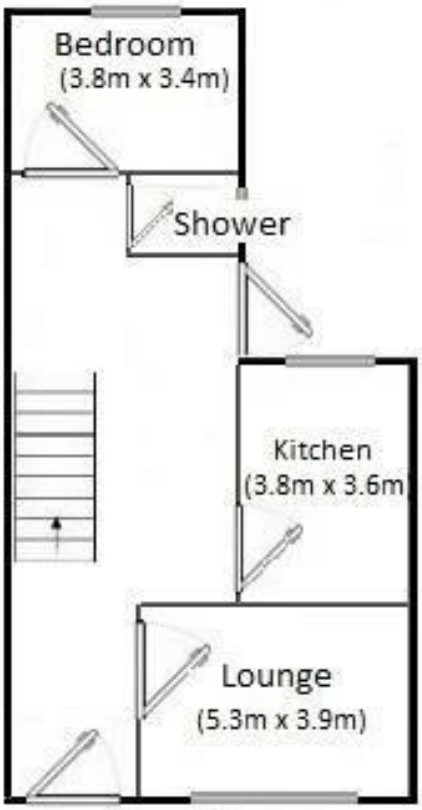
*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).

- 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)

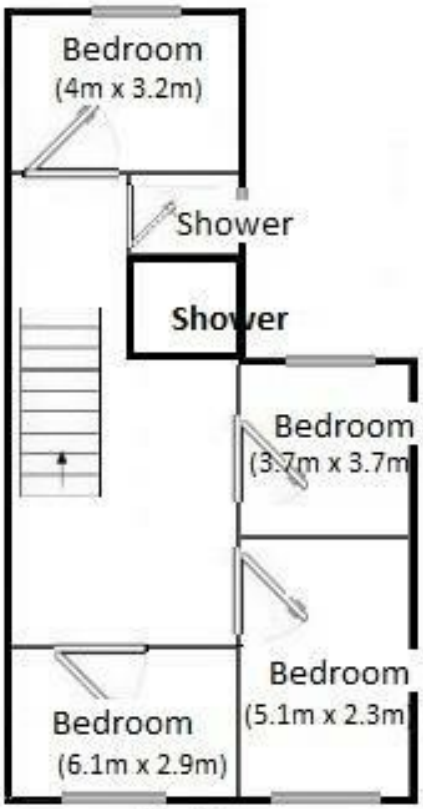
Don`t miss out, contact the office and quote the property reference above to book your viewing today!

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.

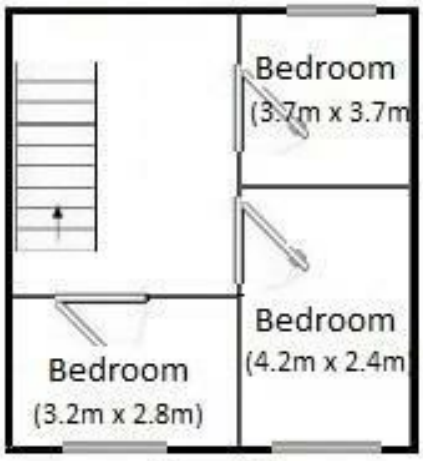
• 8 Bedrooms • House • Fallowfield • Fully furnished • 3 Bathrooms/shower rooms • Inclusive Bills £26pppw • 24HR Cover



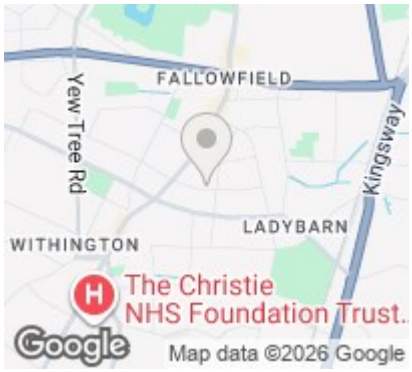
Ground Floor

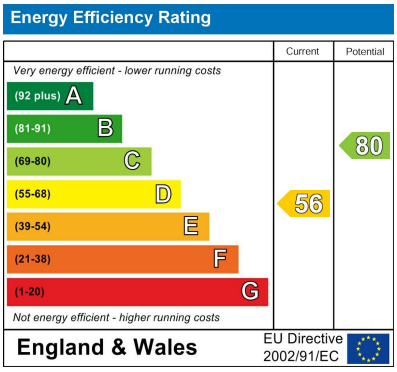


First Floor



Second Floor





EPC Rating: D Council Tax Band: D

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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