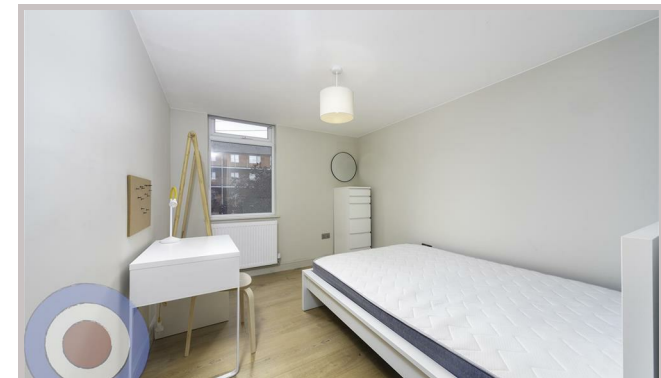




30 Ruskin Avenue
Manchester
M14 4DQ



30 Ruskin Avenue

£736 Per month

Brand new for 2026, 8 bed house in fantastic location - All Bills Included!
27/28 Academic Year!

Pictures are for illustration purposes, taken off another property with same design/specification.

Now available for viewings - brand new refurb!

This stunning 8-bedroom student house in Whitworth Park is just a short walk to the university, with easy access to the city and all local amenities. All eight bedrooms are doubles, with 3 bathrooms, including a fabulous top-floor bathroom flooded with natural light.

The ground floor features French solid oak parquet flooring, exposed brick, and timber cladding, and a British larch clad vaulted ceiling creating a stylish and inviting space. The modern sleek kitchen comes with quartz countertops, while the dining area opens onto a private enclosed courtyard garden, perfect for socialising and relaxing.

The price is £170 pppw inclusive of:

- Gas
- Water
- Electric
- Internet
- TV License

All bills are included for a hassle free tenancy!

We require a holding deposit to be paid to reserve the property and take it off of the market - this is equivalent to one weeks rent per person and is deducted from the £250 per person security deposit.

- ALL BILLS INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT HOUSE C OR ABOVE
- LOCATED IN WHITWORTH PARK
- £170 PER PERSON PER WEEK

Local Authority
Manchester City

Council Tax Band Exempt

EPC Rating C

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