



drake & co  
ESTATE AGENTS



# 1 ARGYLE AVENUE MANCHESTER

## £150 Per Week

Student Accommodation Available 1st July 2026 £150ppw (£160pw attic room)\*

This spacious, end-terraced property is currently undergoing a complete renovation throughout and will offer a stylish, modern interior. The property will feature eight double bedrooms, including a huge top-floor bedroom with private ensuite, alongside two communal bathrooms and an additional Jack and Jill bathroom. There will be a contemporary fitted kitchen and separate communal lounge, ideal for shared living, as well as a converted cellar utility room providing additional storage and laundry space, and a private rear yard. Situated in a prime student location, tenants can easily access the universities and Manchester City Centre via walking or public transport.

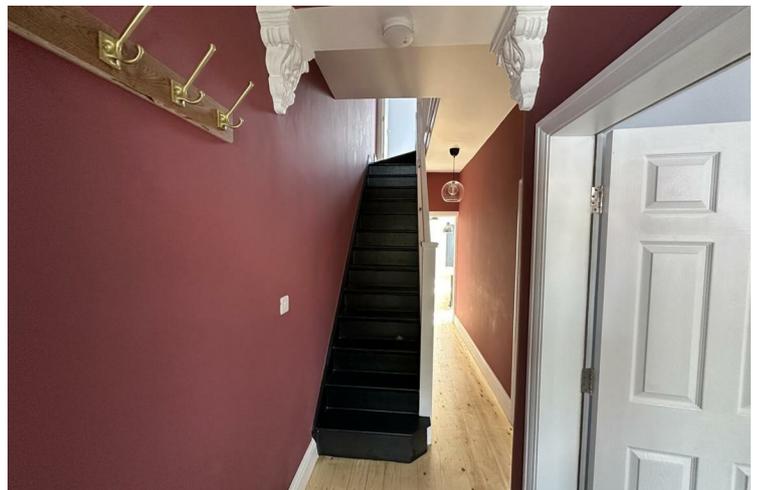
Please note: images provided are examples of a similar property recently refurbished by the same owner, as this property is still undergoing renovations.

\*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 £26ppw (terms and conditions apply).

- 12 month tenancy
- 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 Bedroom • House • Victoria Park • Fully furnished • 4 Bathrooms/shower rooms • Newly renovated • Inclusive Bills £26pppw • 24HR Cover • Utility room • Street parking available







| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92 plus) <b>A</b>                                 |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   | 59      |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC  |

**EPC Rating: D    Council Tax Band: B**

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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