



Brailsford Road | Manchester | M14 6PT

£585 Per Month

The
**GOOD
ESTATE**
AGENCY

Brailsford Road | Fallowfield
 Manchester | M14 6PT
 £585 Per Month



*** BILLS INCLUDED *** 6 BED STUDENT HOUSESHARE PROPERTY, FURNISHED. A fantastic, newly renovated mid terraced property available from 7th of September 2026. The property comprises: entrance hall, one double bedroom and shower room to ground floor, spacious open plan living and dining room through to brand new fitted kitchen, four double bedrooms and house bathroom to first floor leading to one loft double bedroom with exposed beams & en suite shower room to the second floor. Furnished to an exceptionally high standard and further benefiting from rear yard area, double glazing and gas central heating throughout. Located on Brailsford Road, within a short walk to the centre of Fallowfield with the many shops, bars and restaurants it has to offer, as well as excellent bus links to the Universities and Manchester city centre.
 Rent £135pppw for rooms 1 to 5.
 Rent £150pppw for room 6.
 Including utility bills (electric, gas, water, TV licence & broadband - subject to a £10pppw allowance).

- SIX DOUBLE BEDROOMS
- TWO SHOWER ROOMS & EN SUITE TO LOFT BEDROOM
- FURNISHED TO A HIGH STANDARD
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- TVS IN ALL BEDROOMS & LIVING ROOM
- FITTED KITCHEN
- NEWLY RENOVATED PROPERTY
- REAR YARD
- ON STREET PARKING
- FALLOWFIELD LOCATION

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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