



2 Wellington Road
Fallowfield
Manchester
M14 6EQ



2 Wellington Road

£650 Per month

Looking for a standout student house in Fallowfield?

£150pppw
£165pppw with bills included

This spacious 3 storey semi-detached home sits on a large corner plot right in the heart of Fallowfield, perfect for students who want space, style, and a great social setup.

The house features a huge wrap-around mature garden, ideal for summer BBQs and chilled afternoons, plus a private enclosed rear patio. Inside, the social space really shines. The open-plan kitchen diner flows straight into the living room, all overlooking the garden through floor-to-ceiling patio doors, flooding the space with natural light and making it perfect for hosting or relaxing together.

There are 8 well sized bedrooms spread across three floors, with 3 modern bathrooms so no morning queues. The real highlight is on the top floor, a show stopping bathroom with a free standing bathtub and stylish terracotta flooring, giving serious boutique hotel vibes.

To make student life even easier, the property comes with NO DEPOSIT and ALL utility bills included, meaning no surprise costs and hassle free living.

A rare find in such a prime student location. Early viewing highly recommended.

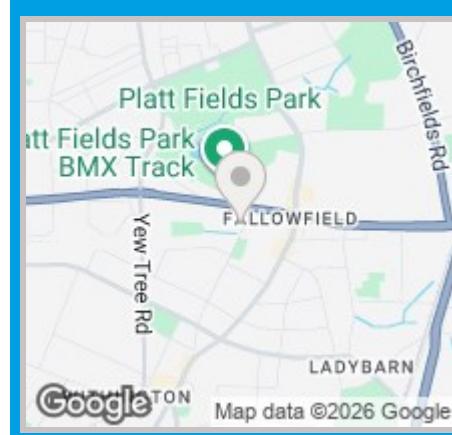
- NO DEPOSIT
- ALL BILLS INCLUDED
- COMMUNAL CLEANING INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT HOUSE C OR ABOVE
- OPEN PLAN KITCHEN DINER

Local Authority
Manchester

Council Tax Band Exempt

EPC Rating C

Contact
01613992619
hello@welcometomanchesterlettings.com
www.welcometomanchesterlettings.com



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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	