



2 Wellington Road  
Fallowfield  
Manchester  
M14 6EQ



# 2 Wellington Road

## £650 Per month

Looking for a standout student house in Fallowfield?

£150ppw  
£165ppw 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

