



**drake & co**  
ESTATE AGENTS



## 33 SOUTH GROVE MANCHESTER

**£130 Per Week**

NOW AVAILABLE FOR  
Tenancy Period: 01 July 2026 - 30 June 2027

Rent: 3x Double Rooms £130ppw, and 1x Single Room £125pw (Not Including Bills)  
Deposit: £650 per person Double Rooms and £625 Single Room  
To secure your tenancy, each prospective tenant must pay a holding deposit.

Drake & co are delighted to offer this delightful three double & one single bedroom property in the heart of Manchester next door to Central Manchester Hospital, Wilmslow/Oxford Road and close to ALL local amenities and transport. Behind Tesco Express Upper Brook Street & Hathersage Road.

Having grown up (from childhood) in this central, vibrant and convenient area, the landlord has developed an impressive portfolio of high-spec properties, from luxury one-bedroom apartments to spacious HMO licensed houses.

FREE Residents Parking Permit: [www.manchester.gov.uk/info/500347/resident\\_parking\\_schemes/8423/ardwick\\_resident\\_parking\\_scheme](http://www.manchester.gov.uk/info/500347/resident_parking_schemes/8423/ardwick_resident_parking_scheme)

Close To  
•Manchester City Centre, Fallowfield, Rusholme, Hulme  
•Manchester Central Hospital Complex - ST. Mary's MRI  
•The Warehouse project, The Academy, Factory, Hidden, 42s, 256, The Deaf Institute and Guilty.  
•The Student Union, The Toast Rack, Joshua Brooks, Gay Village



- 4 Bedroom House in Chorlton on Medlock • 42inc Flat Screen TV - FreeSat - DVD • Leather Sofas - Semi Orthopaedic Beds - Office Desk • Kitchen - Swivel Chairs - Fire Blanket - Double Glazed • Washing Machine - Dryer - Grill Microwave - Fridge Freezer • Gas Central Heating - Rear Yard & Outhouse - Cycle Point



• Annual Alarm & Fire Maintenance & Servicing • Annual Electrical Safety Inspection - Annual Gas Safety Certificate • No Agency Fees





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>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(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: A**

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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