

46 MABFIELD ROAD MANCHESTER

£145 Per Week

Student Accommodation Available 1st July 2027

This property has five spacious double bedrooms, a newly renovated shower room as well as a bathroom, a large open plan communal lounge and fitted kitchen with modern furniture throughout. The property is fully compliant with HMO regulations. Located in the heart of Fallowfield, tenants have short walk to Wilmslow Road`s transport links, as well as the bars and shops and restaurants in the area.

Property Reference: P1105

*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 £26pppw (terms and conditions apply).

- Let to students in line with academic year
- 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.

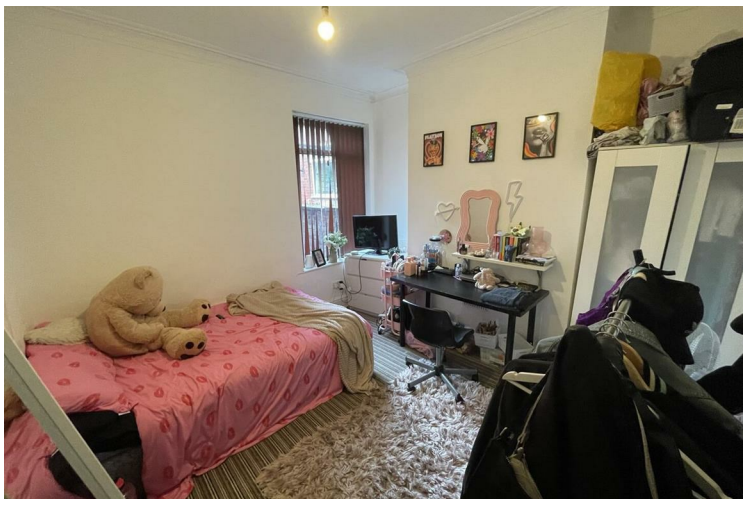




• 5 Bedrooms • House • Fallowfield • Fully furnished • 2 Bathrooms/shower rooms • Street parking available • Inclusive Bills £26pppw • Open plan

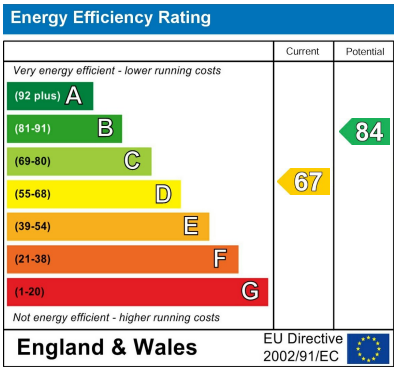












EPC Rating: D Council Tax Band: C

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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