


# 3 CURZON AVENUE MANCHESTER

## £135 Per Week

Student Accommodation Available 1st July 2027

This large semi-detached house is perfect for students, offering six spacious double bedrooms and plenty of communal living space. It features a separate lounge, a generous dining kitchen, a bathroom, a shower room, and a separate WC. Modern furnishings are included throughout, along with a utility room for extra convenience and a sizeable rear garden. Located in a great area with excellent transport links, tenants can easily reach Manchester's universities and the City Centre by bus or on foot.

Property Reference: P1006

*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 stuents 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!

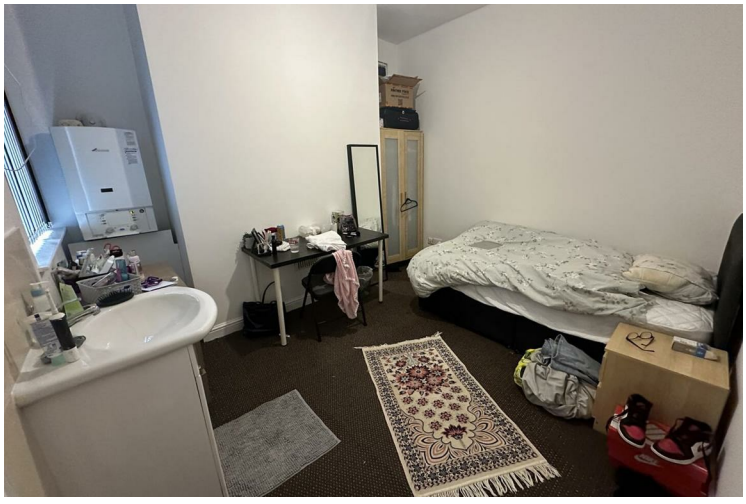
Disclaimer: These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Any images, videos and/or floorplans on this brochure are for guidance purposes only and are not necessarily to scale.





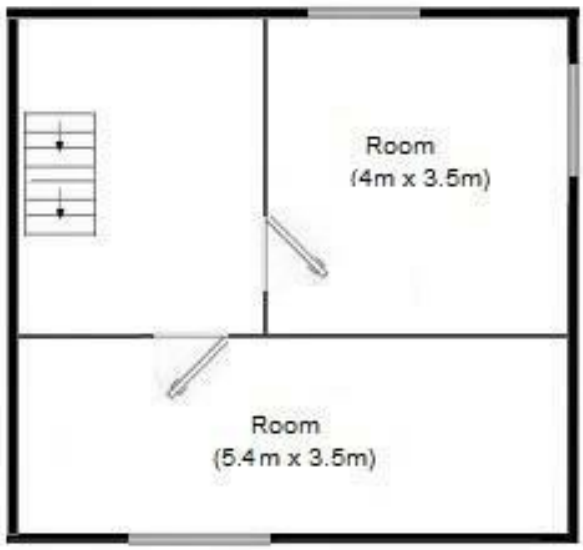
• 6 Bedrooms • House • Victoria Park • Fully furnished • 2 Bathrooms/shower rooms • Garden • Inclusive Bills £26pppw • Dining kitchen





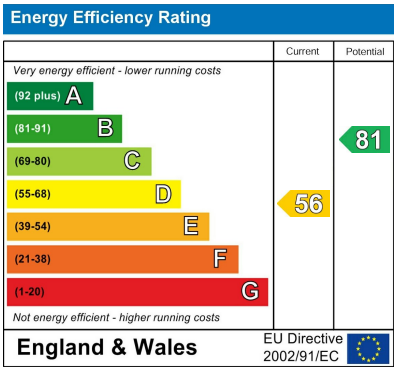







**Second Floor**




## EPC Rating: D  Council Tax Band: B

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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