



35 Talbot Road  
Fallowfield  
M14 6TA



# 35 Talbot Road

## £4,030

THIS IS TALBOT ROAD M14 6TA, A SIX BEDROOM, THREE BATHROOM STUDENT HOUSE READY FOR 2026 HALF RENT OVER SUMMER

Located in the heart of Fallowfield, this property offers excellent access to local amenities, public transport links, and is just a short commute to Manchester's universities and the city centre.

WITH...

- £155 per person per week
- Low deposit
- Six spacious double bedrooms

Please note a mandatory bills package applies and covers utilities for the property.

- STUDENT PROPERTY READY FOR 2026
- FULLY FURNISHED
- £155 PER PERSON PER WEEK
- LOW DEPOSIT £200 PER PERSON
- HALF RENT OVER SUMMER

Local Authority  
Manchester City Council

Council Tax Band C

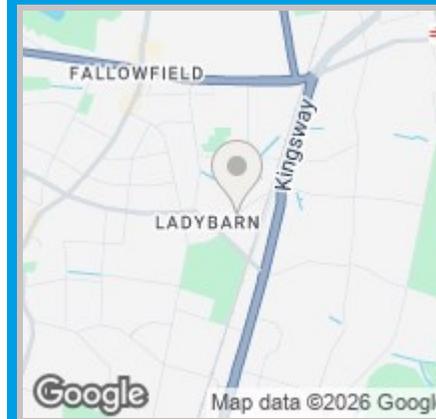
EPC Rating D

Contact

01613992619

hello@welcometomanchesterlettings.com

www.welcometomanchesterlettings.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	60	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

