



Flat 2, 34 Swinton  
Grove  
Manchester  
M13 0EU



# Flat 2, 34 Swinton Grove

## £801 Per month

STUDENT PROPERTY AVAILABLE ON 01/07/26

This very unique 8-bedroom duplex apartment is just a short walk from the university and MRI, offering a rare chance to live in a beautifully restored historical building. Full of character, the property combines original features such as high ceilings, French solid oak parquet flooring and timber cladding with modern comforts.

The sleek kitchen features quartz countertops and café-style shutters on the windows, allowing natural light to flood the space. There are two bathrooms blending modern tiling with traditional wooden panelling, and a suntrap at the front provides a bright outdoor space. The property also includes electric gates, a shared garden, all bills included, no deposit, and communal cleaning.

This apartment is perfect for students looking for a stylish, central, and unique home with plenty of space and character.

£801 pppm

£185 pppw

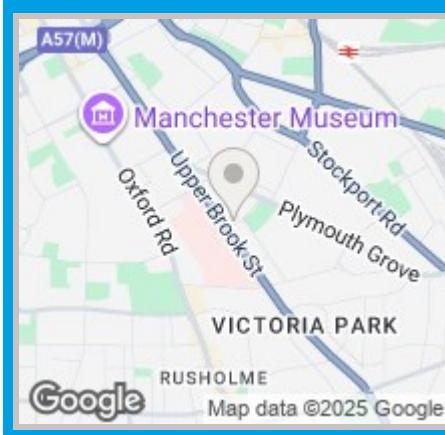
- NO DEPOSIT
- ALL BILLS INCLUDED
- COMMUNAL CLEANING INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT HOUSE C OR ABOVE
- SHORT WALK FROM THE UNIVERSITY

Local Authority  
Manchester

Council Tax Band Exempt

EPC Rating C

Contact  
01613992619  
hello@welcometomanchesterlettings.com  
www.welcometomanchesterlettings.com



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

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