



5 Neston Avenue  
Manchester  
M20 3FJ



# 5 Neston Avenue

## £3,380 Per month

THIS IS NESTON AVENUE M20 3FJ, A SIX BEDROOM, ONE BATHROOM STUDENT HOUSE READY FOR 2026

Located on the Withington/Didsbury boarder, 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...

Bills Package or  
£130 per person per week without bills  
Low Deposit  
Six Spacious Double Bedrooms

- STUDENT PROPERTY READY FOR 2026
- FULLY FURNISHED
- £140 PER PERSON PER WEEK OR
- BILLS PACKAGE AVAILABLE
- LOW DEPOSIT

Local Authority  
Manchester City Council

Council Tax Band Exempt

EPC Rating D

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	