



136 Wellington Road  
Fallowfield  
Manchester  
M14 6AR



# 136 Wellington Road

## £801 Per month

This stunning, newly renovated ten-bedroom student home is perfectly located in the heart of Fallowfield, just a short walk from Wilmslow Road and its vibrant mix of cafés, bars and transport links. Finished to an exceptional standard throughout, the property combines modern luxury with stylish character features, including French solid oak parquet flooring and wooden cladding feature walls.

Set over three spacious floors, the house offers ten generously sized bedrooms and three contemporary bathrooms, providing comfortable and practical living for a large group. The modern walnut kitchen, complete with quartz countertops, flows seamlessly into an open-plan living and dining area, with patio doors opening onto a beautifully landscaped garden featuring an Indian stone patio. Off-road parking adds further convenience.

All bills are included in the rent, along with seasonal cleaning, making this an effortless and great-value option for students. With no deposit required, this exceptional property offers the ideal blend of comfort, style and location for the next academic year.

- NO DEPOSIT
- ALL BILLS INCLUDED
- COMMUNAL CLEANING INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT HOUSE C OR ABOVE
- OFF ROAD PARKING

Local Authority  
Manchester City

Council Tax Band Exempt

EPC Rating C

### Contact

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