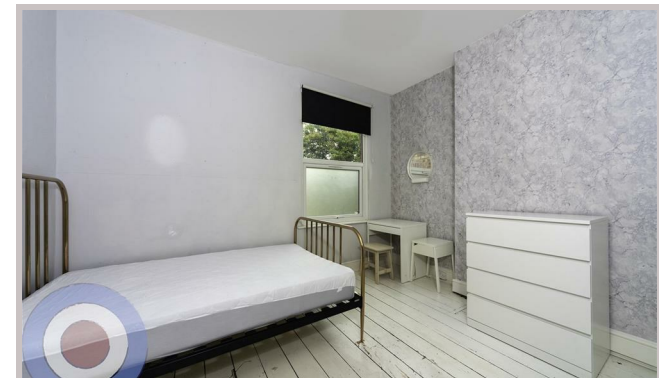




15 Gouliden Road  
Manchester  
M20 4ZE



# 15 Goulden Road

## £758 Per month

This stunning 8-bedroom, 3-bathroom period house combines timeless character with modern comfort in a highly sought-after West Didsbury location – perfect for students seeking stylish, spacious living in a vibrant area.

Set over multiple floors, the property is packed with original features including high ceilings, and individually styled bedrooms, giving each room a unique personality and plenty of space for students.

The dark blue kitchen is a standout, complete with an exposed brick wall and reclaimed hanging pan stand, flowing into a separate dining room with a reclaimed timber ceiling – an ideal setting for group meals or socialising with friends.

Additional highlights include generous living spaces, period detailing throughout, and a layout designed to accommodate groups comfortably.

The price is £175 pppw inclusive of:

- Gas
- Water
- Electric
- Internet
- TV License.

All bills are included for a hassle free tenancy!

We require a holding deposit to be paid to reserve the property and take it off of the market - this is equivalent to one weeks rent per person and is deducted from the £250 per person security deposit.

- ALL BILLS INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT HOUSE C OR ABOVE
- LOCATED IN WEST DIDSBURY

Local Authority  
Manchester City Council

Council Tax Band C

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                                   |  |                         |           |
| (48-54) E                                   |  |                         |           |
| (35-47) F                                   |  |                         |           |
| (1-34) 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                                                       |  |                         |           |
| (48-54) E                                                       |  |                         |           |
| (35-47) F                                                       |  |                         |           |
| (1-34) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |