



11 Egerton Road
Manchester
M14 6YD



11 Egerton Road

£823 Per month

10-Bedroom, 3.5-Bathroom Student House in the Heart of Fallowfield
27/28 Academic Year

This epic 10-bedroom, 3.5-bathroom period property is perfect for a large group of friends. Featuring huge bedrooms, exposed brick walls, and other original period features, it combines character with modern student living.

Enjoy a large garden for summer hangouts and off-road parking for added convenience, all in a prime Fallowfield location close to shops, bars, and transport links.

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 are included:

Water
Wifi
Gas
Electric
TV License.

- ALL BILLS INCLUDED
- ALL DOUBLE BEDROOMS
- ENERGY EFFICIENT HOUSE C OR ABOVE
- PRIME FALLOWFIELD LOCATION

Local Authority

Council Tax Band D

EPC Rating C

Contact

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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	