

WELCOME TO MANCHESTER LETTINGS

35 Talbot Road
Fallowfield
M14 6TA



35 Talbot Road

£4,000

THIS IS TALBOT ROAD M14 6TA, A SEVEN BEDROOM, THREE BATHROOM STUDENT HOUSE READY FOR 2026 HALF RENT FOR SUMMER

Located in the heart of Fallowfield, 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 available or
 £131 Per person per week with no bills
 Low deposit
 Seven spacious double bedrooms

- STUDENT PROPERTY READY FOR 2026
- FULLY FURNISHED
- BILLS PACKAGE AVAILABLE OR
- £131 PER PERSON PER WEEK WITH NO BILLS
- LOW DEPOSIT £200 PER PERSON
- HALF RENT FOR SUMMER

Local Authority
 Manchester City Council

Council Tax Band C

EPC Rating D

Contact

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	60	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

