



drake & co
ESTATE AGENTS



11 CURZON AVENUE MANCHESTER

£628 Per

Student Accommodation Available 1st July 2026 £145pppw*

This modern and spacious mid-terraced property spans three storeys and features seven large double bedrooms, each with its own sink. A huge open-plan kitchen and lounge area, complete with a wall-mounted TV, provides a perfect social space. Tenants share a bathroom on the first floor and a newly renovated shower room, as well as a great back garden. Situated close to Hathersage Road, it has excellent transport links and is within walking distance of Manchester's universities and the City Centre.

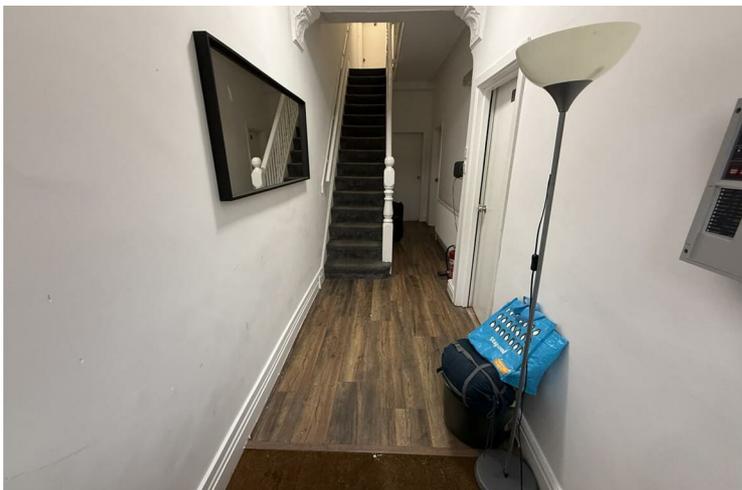
Property Reference: P1616

*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).

- 12 month tenancy
- Deposit equivalent to 5x weekly rent
- Holding deposit equivalent to 1x weeks rent due to secure the property, this goes towards the total deposit due
- Rent and utilities calculated per calendar month (not four weeks basis)

Don't miss out, contact the office and quote the property reference above to book your viewing today!

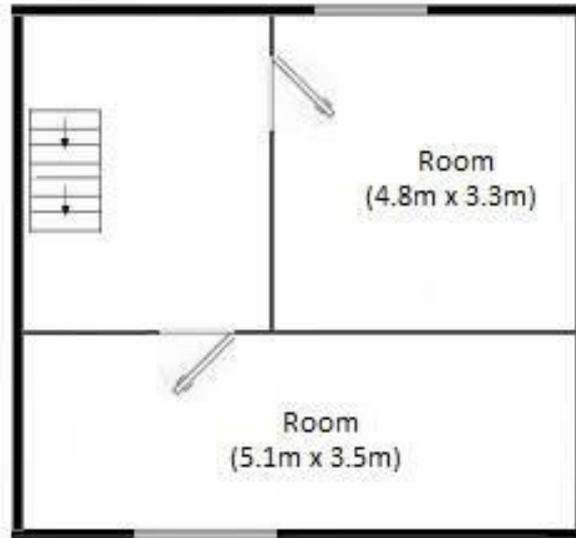
Disclaimer: These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Any images, videos and/or floorplans on this brochure are for guidance purposes only and are not necessarily to scale.



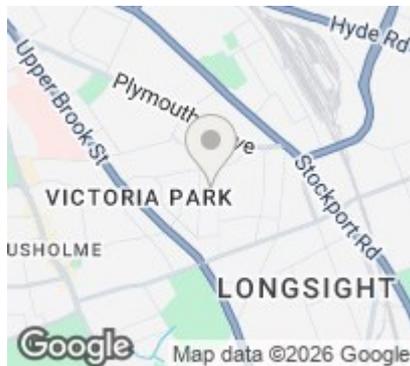
- 7 Bedrooms • House • Victoria Park • Fully furnished • 2 Bathrooms/shower rooms • Inclusive Bills £26pppw • Open plan • TV Included







Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Drake & Co
 Anson Parade
 161a Dickenson Road
 Rusholme
 Manchester
 M14 5HZ

0161 224 2134
 info@drakes.co.uk
<https://www.drakes.co.uk/>

