

# 17 WALLACE AVENUE MANCHESTER

## £142 Per Week

Student Accommodation Available 1st July 2027 £142pppw (£152pppw ensuite rooms)*

This bay terraced house has been refurbished to an excellent standard, with a modern interior throughout. There are four double bedrooms, two of which have the added bonus of an ensuite and there is an additional study/storage room for no extra cost! There is a galley kitchen on the ground floor which leads to the large communal living room overlooking the rear yard and the master bathroom on the first floor. Situated in a prime location off Dickenson Road, tenants can travel to the universities in Manchester, as well as the City Centre via public transport or walking.

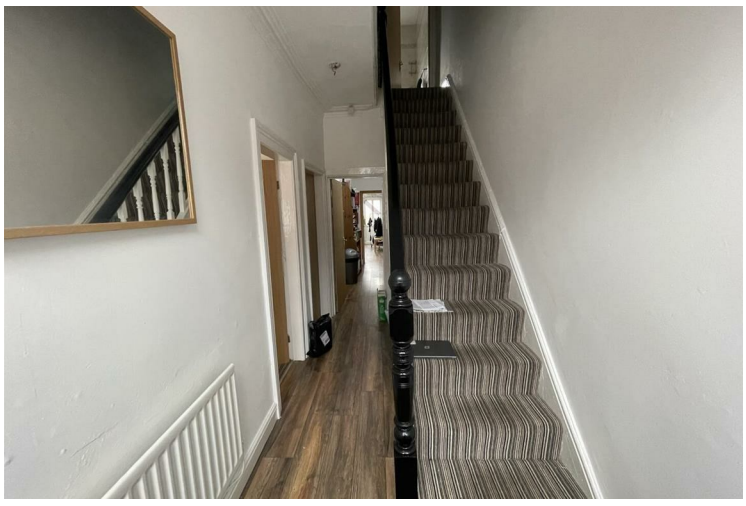
Property Reference: P1412

*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).

- Let to students in line with the academic year
- 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.





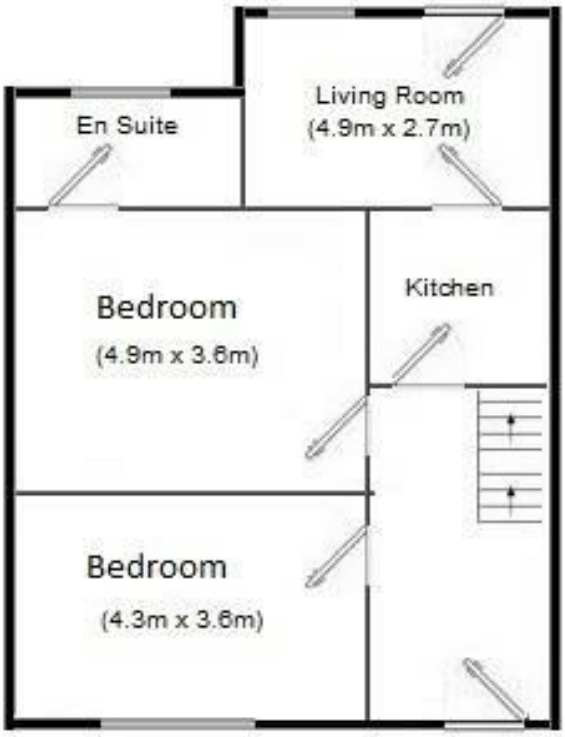
• 4 Bedrooms • House • Rusholme • Fully furnished • 3 Bathrooms/shower rooms • Inclusive Bills £26pppw • TV Included • Ensuite showers



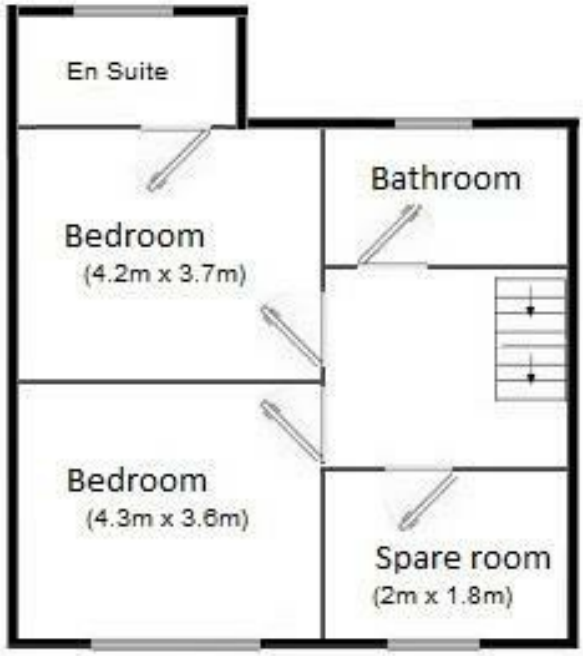






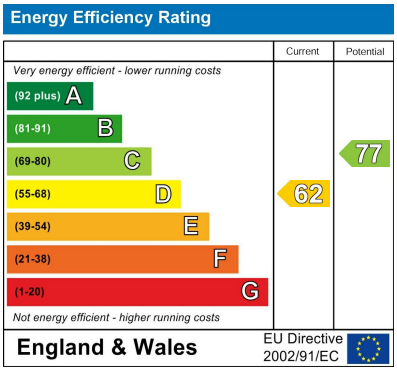



Ground Floor




First Floor




## 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/