

45 BIRCHFIELDS ROAD MANCHESTER

£132 Per Week

Student Accommodation Available 1st July 2027

This spacious bay semi-detached property overlooks Birchfields Park and is perfect for tenants looking for room to space out. It contains five double bedroom over three storeys, tenants also benefit from a large separate communal lounge and two shower rooms, a fitted kitchen and a spare study room at no extra cost. Situated in an excellent location, tenants are a short walk away from the local retail parks, as well as public transport routes to the universities in Manchester as well as the City Centre.

Property Reference: P1020

*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 stuents in line with 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.





• 5 Bedrooms • House • Longsight • Fully furnished • 2 Bathrooms/shower rooms • Inclusive Bills £26pppw • Study room • Utility room

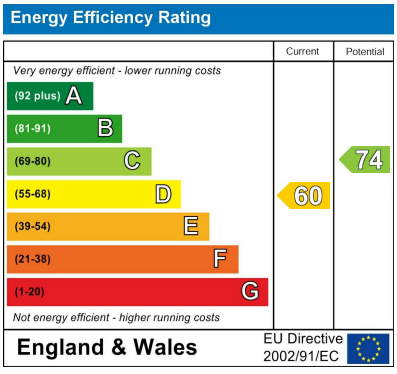












EPC Rating: D Council Tax Band: D

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

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