

2 HALL GROVE
MANCHESTER

£133 Per Week

Student Accommodation Available 1st July 2027 £133pw / £138pw / £148pw (prices vary depending on room size and facilities)

Tenants can relax in the spacious lounge dining room overlooking the rear yard, a homely galley kitchen to the rear of the house and a bonus utility room for appliances. There is one double bedroom on the ground floor, two large double bedrooms on the first floor all of which have new carpet and furniture, along with a bright bathroom and separate WC. The fourth double bedroom is on the second floor in the newly converted loft space, with built-in furniture and a stunning ensuite shower room! Located a short walk from Wilmslow Road, tenants can easily travel to Manchester City Centre and the universities.

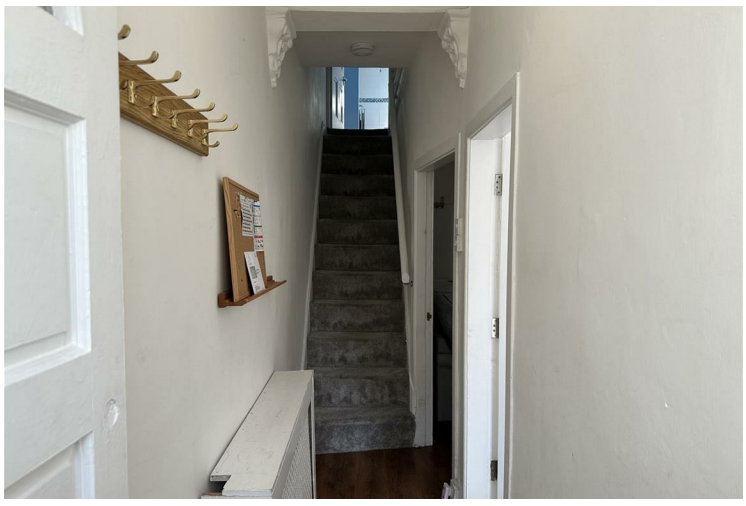
Property Reference: P1629

*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.





• 4 Bedrooms • House • Rusholme • Fully furnished • 2 Bathrooms/shower rooms • Inclusive Bills £26pppw • 24HR cover • Utility room



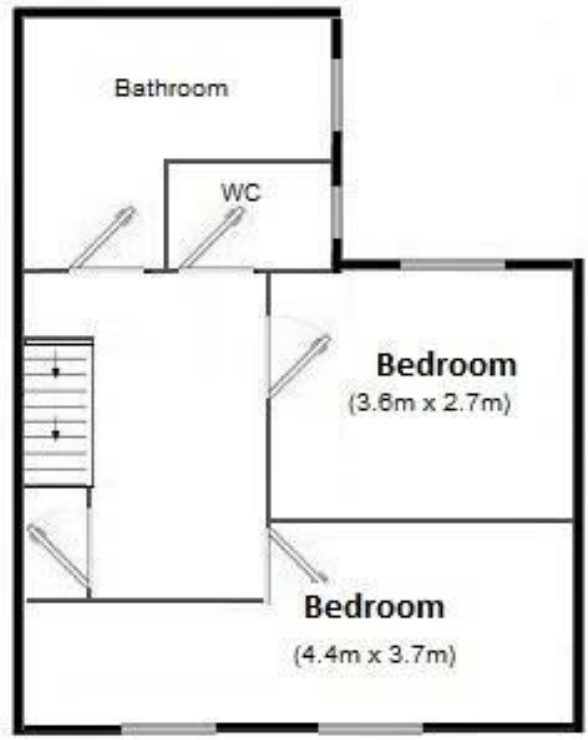






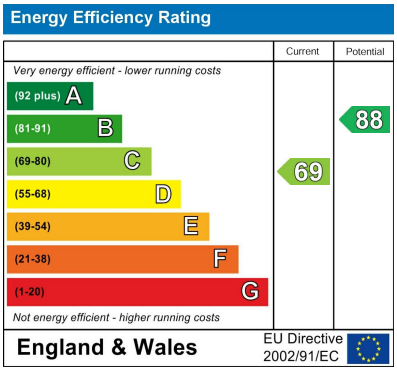


Ground Floor



First Floor





EPC Rating: C Council Tax Band: A

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/