



drake & co
ESTATE AGENTS



15 BALMORAL ROAD MANCHESTER

£140 Per Week

Student Accommodation Available 1st July 2027*

This five bedroom mid terraced house is perfect for students, with a large kitchen dining room as well as a separate living room. There are five double bedrooms spread over three floors, a stylish bathroom and an additional shower room. Located in a popular student area, this property is near public transport links to get to Manchester City Centre and the universities, as well walking distance to pubs and shops.

Property Reference: P1602

*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 £26ppw (terms and conditions apply).

- 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!

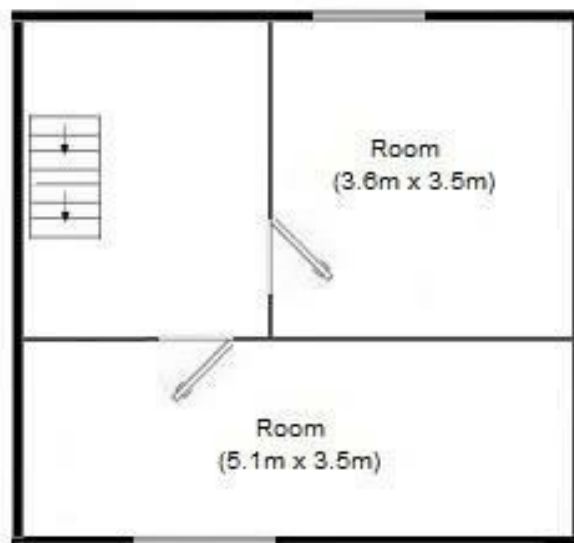
Disclaimer: These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Any images, videos and/or floorplans on this brochure are for guidance purposes only and are not necessarily to scale.



- 5 Bedrooms • House • Fallowfield • Fully furnished • 2 Bathrooms/shower rooms • Inclusive Bills £26pppw • 24HR cover • Dining kitchen







Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: E

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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