34 BROOK ROAD MANCHESTER

£4,489 Per

Student Accommodation Available 1st July 2027 £148pppw*

Don`t miss the opportunity to view this incredible semi-detached property which has seven large double bedrooms over four floors! There are two newly renovated shower rooms along with a recently refurbished bathroom, plus a large kitchen dining room overlooking the huge rear garden and a separate lounge for tenants to relax in. This property has a huge amount of space tenants can take advantage of and is situated in the heart of Fallowfield. Tenants have a short walk to Wilmslow Road`s transport links to get to universities in Manchester and the City Centre, as well as the bars and shops in the area.

Property Reference: P1255

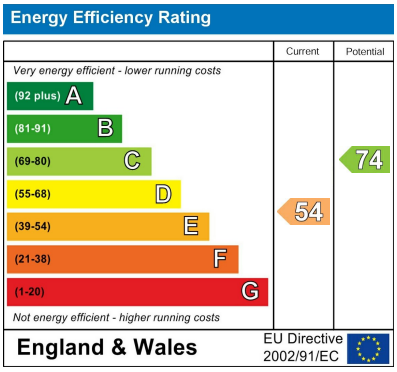
*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).

- 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 • Fallowfield • Fully furnished • 3 Bathrooms/shower rooms • Inclusive Bills £26pppw • 24HR Cover • Dining kitchen



EPC Rating: E 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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