# 31 DENISON ROAD MANCHESTER

## £140 Per Week

Student Accommodation Available 1st July 2027 £140pppw (£150pw ensuite room)*

Don`t miss the opportunity to view this luxury modern four storey town house with eight great sized bedrooms, one of which has an ensuite! The property has been recently renovated throughout with modern fixtures, fittings and furniture, tenants can relax in the spacious open plan kitchen, dining room which overlooks the large rear garden with a beautiful built in BBQ! There is a shower room on the second floor, a bathroom on the third floor and two WCs for tenants to share. Located a short walk from Wilmslow Road and all major bus routes into Manchester City Centre and the universities.

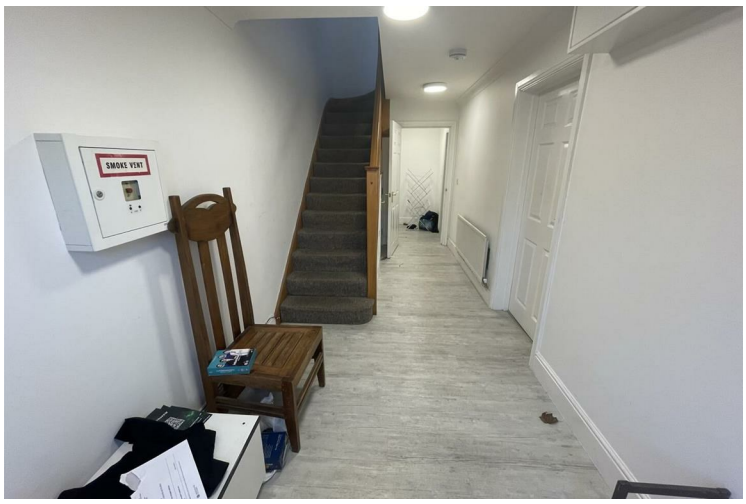
Property Reference: P1597

*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). This property has a water meter.

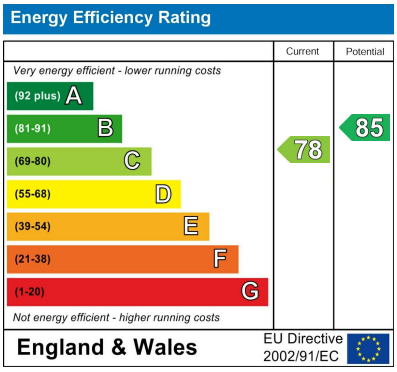
- Deposit equivalent to 5x weekly rent
- Holding deposit equivalent to 1x weeks rent due to secure the property, this goes towards the total deposit due
- Rent and utilities calculated per calendar month (not four weeks basis)

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.



• 8 Bedrooms • House • Victoria Park • Fully furnished • 3 Bathrooms/shower rooms • Inclusive Bills £26pppw • Open plan • Ensuite shower




## EPC Rating: C  Council Tax Band: C

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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