



53A HATHERSAGE ROAD MANCHESTER

£175 Per Week

Let to studnets in line with academic year!

Rent Including Bills: £175.00pppw

To secure your tenancy, each prospective tenant must pay a holding deposit.

Fully HMO Licenced. We are delighted to present this fantastic five double-bedroom property, conveniently located behind Tesco Express on Upper Brook Street near Hathersage Road. Our office is locally located, making it convenient for you to get hold of us should you need to.

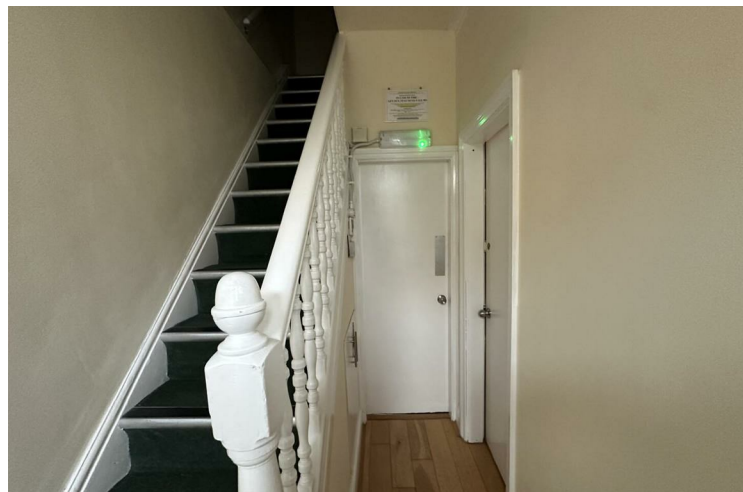
A message from the landlord

Having grown up in this area from childhood and realising its convenience and potential, the landlord has hands-on, built, converted, and developed a fantastic portfolio of exclusive luxury, hi-spec student properties and apartments just for students.

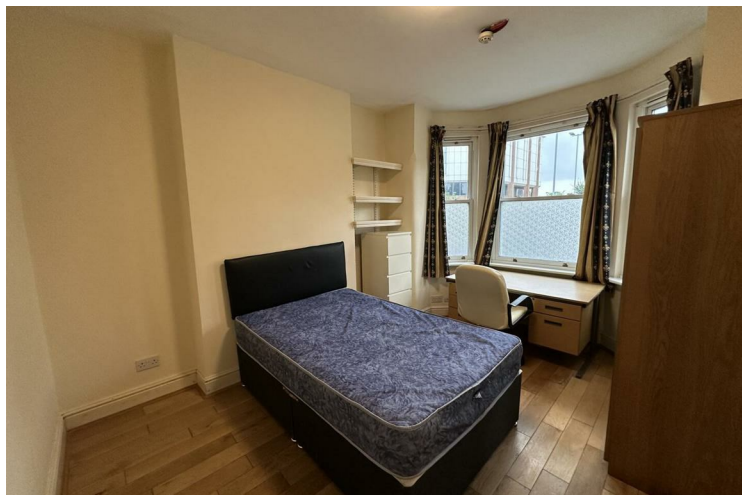
This property is very close to everything a student needs to enjoy in Manchester life and is certainly convenient during those busy times when you can't get a taxi home from events, places and gigs that go on till the early hours of the morning. It's a great place to relax and recover ready for your next exciting venue or get-together, with the convenience of Manchester city centre and the curry mile just around the corner.

Close To

- Manchester City Centre, Fallowfield, Rusholme, Hulme, Withington, Didsbury
- Manchester Central Hospital Complex - ST. Mary's MRI
- The Warehouse project, The Academy, Factory, Hidden, 42s, 256, The Deaf Institute and Guilty.
- The Student Union, The Toast Rack, Joshua Brooks, 02 Ritz, Gay Village, The A0 Arena, Band on the Wall
- Piccadilly, Victoria & Oxford Road Train Station. Chorlton Street Coach Station



• 5 Bedrooms - 3 Bathroom - House - Chorlton on Medlock - Driveway Parking • Designer Leather Sofas - Swivel Chairs - Wool Carpets • SUPER-FAST FIBRE Wireless Broadband - 42inch Flat Screen TV - Intercom • Fitted Kitchen - Double Sink - Washing Machine - Grill Microwave - American Fridge Freezer



- Gas Central Heating - Double Glazed • Full Hard Wire FIRE Security System - Break Glass Points - 1/2 Hour Internal Fire Doors
- Fire Blanket • 1st-floor Bathroom, Shower & W/C - 1st Floor Shower room - 2nd-floor (Jack & Gill) Shower Room & WC • Semi Orthopaedic Beds - Office Desk • INCLUDES ALL BILLS - Gas, Water, Electric, TV License & Super-fast Fibre Broadband





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

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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