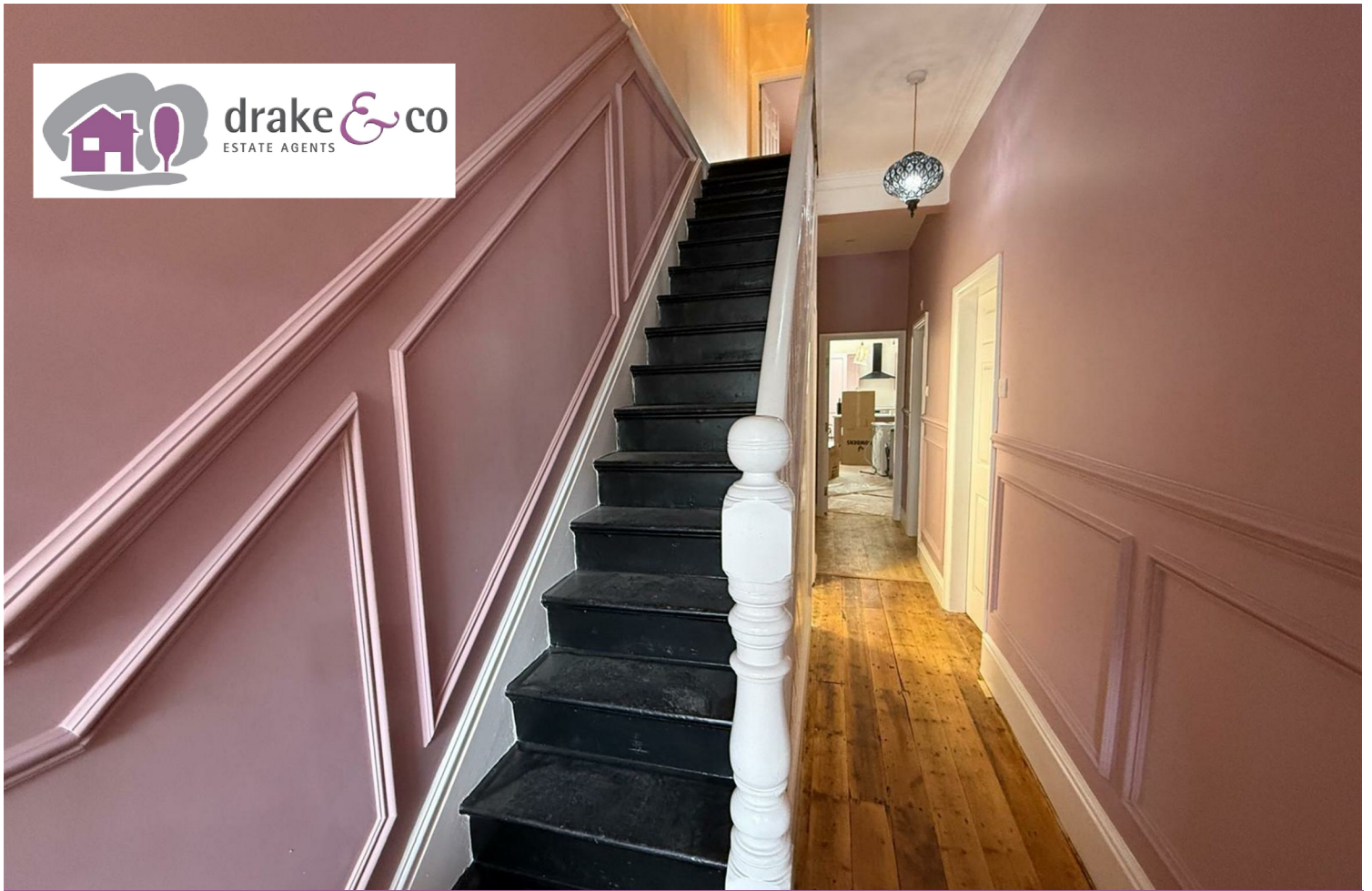




drake & co
ESTATE AGENTS



1 ARGYLE AVENUE MANCHESTER

£150 Per Week

Student Accommodation Available 1st July 2026 £150pppw - July Half Rent

This spacious, end-terraced property is currently undergoing a complete renovation and will offer a stylish, modern interior once complete. The property comprises eight double bedrooms arranged over three floors, designed with both comfort and practicality in mind. On the ground floor, there are two bedrooms, a shower room, and a large open-plan lounge and kitchen to the rear, which will include a wall-mounted TV. There is also a separate utility area. The first floor features three generously sized bedrooms, along with a communal bathroom and an additional separate WC. On the top floor, there is an ensuite bedroom, as well as two further bedrooms which share a Jack and Jill bathroom. The cellar is also being refurbished to provide a secondary lounge/games room with a snooker or foosball table and additional storage space.

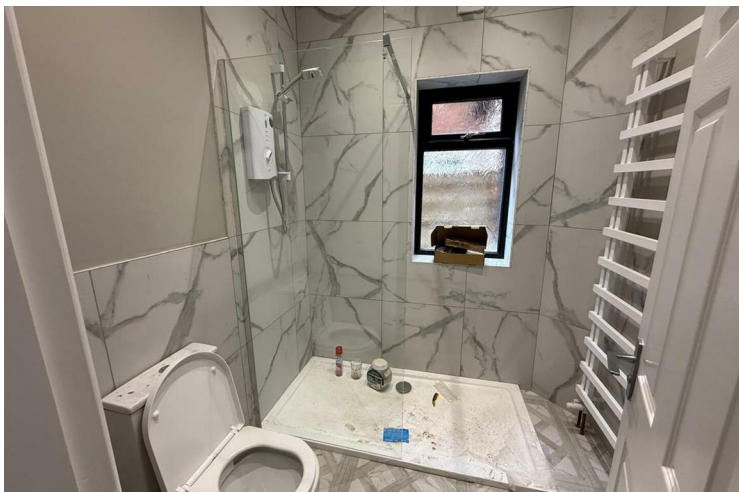
Situated in a prime student location, the property offers easy access to the universities and Manchester City Centre, both on foot and via public transport.

Note: Photos include a mixture of images taken during the renovation and examples of other properties completed by the same landlord. These are provided to give an indication of the expected finish and style upon completion.

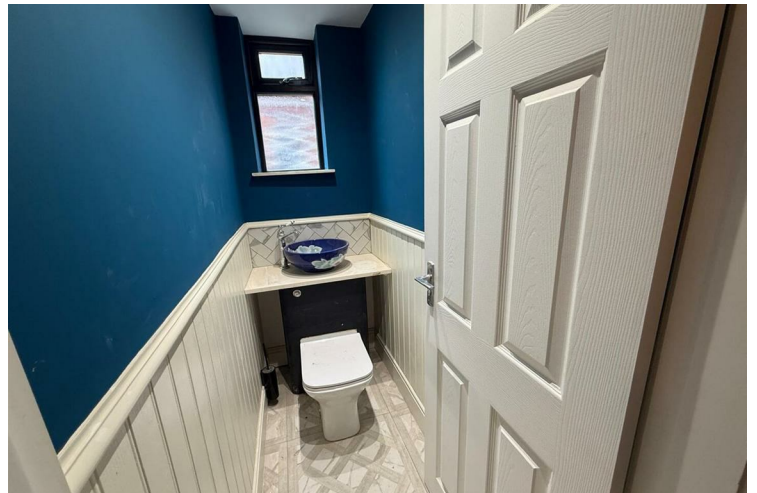
*Bills Paid Ltd manage the utilities at the property, their Inclusive Bills Package covers: gas, electric, broadband, water and a TV Licence, for an additional £26pppw (terms and conditions apply).

- 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)

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.




- House Share - 3 Double Bedrooms Still Available • Half Rent Over Summer • Victoria Park • Fully furnished



- 4 Bathrooms plus additional WC
- Newly renovated
- Inclusive Bills £26pppw
- Games room
- Utility room
- Street parking available





| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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

Drake & Co
 Anson Parade
 161a Dickenson Road
 Rusholme
 Manchester
 M14 5HZ

0161 224 2134
 info@drakes.co.uk
<https://www.drakes.co.uk/>

