



drake & co  
ESTATE AGENTS



## 9 KATHLEEN GROVE MANCHESTER

£140 Per Week

Student Accommodation Available 1st July 2026 £140ppw\*

This beautiful three bedroom mid terraced property is stylishly presented with a modern interior, new furniture and fittings. With three double bedrooms over two floor and an open plan lounge and modern kitchen on the ground floor which overlooks the enclosed rear garden/yard. There is also a modern bathroom on the first floor and tenants benefit from the Smart TV included in the living room! Located a short walk from Wilmslow Road, tenants are close to the famous Curry Mile and all major bus routes into Manchester City Centre and to the universities.

Property Reference: P1546

\*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).

- 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.

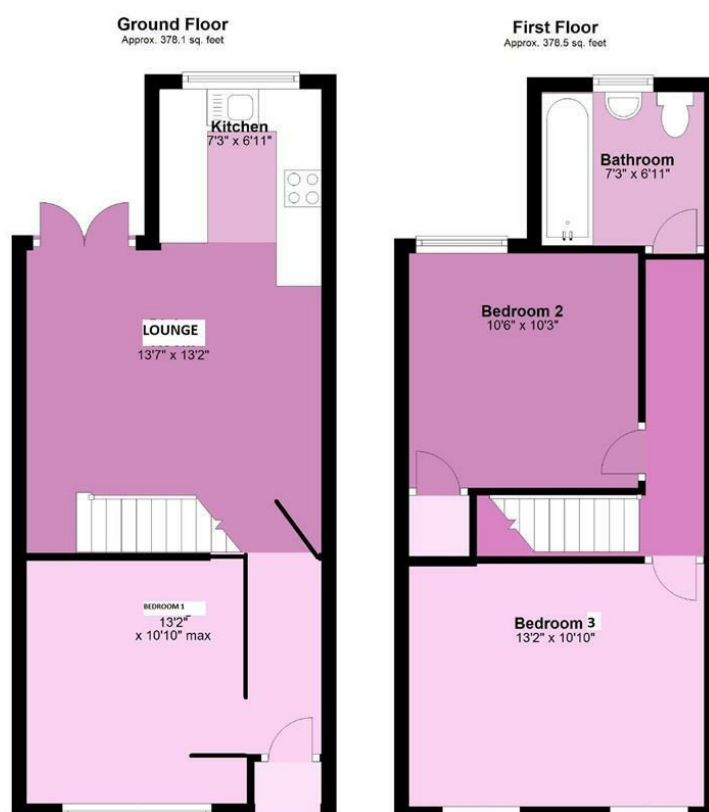


- 3 Bedrooms • House • Rusholme • Fully furnished • 1 Bathroom • Inclusive Bills
- £26pppw • Open plan • TV Included









Total area: approx. 756.6 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**EPC Rating: C**      **Council Tax Band: A**

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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