



Mabfield Road | Manchester | M14 6LW

£543 PCM

The  
GOOD  
ESTATE  
AGENCY

# Mabfield Road | Fallowfield Manchester | M14 6LW £543 PCM

\*\*\* ROOMS AVAILABLE NOW \*\*\* 8 BED STUDENT / PROFESSIONAL HOUSESHARE PROPERTY, FURNISHED. A fantastic, newly renovated mid terraced property. The property comprises: entrance hall, two double bedrooms and shower room to ground floor, spacious open plan living and dining room through to brand new fitted kitchen, four further double bedrooms and house bathroom to first floor, leading to two further loft double bedrooms with exposed beams on the second floor. Furnished to an exceptionally high standard and further benefiting from rear yard area, double glazing and gas central heating throughout. Located on Mabfield Road, within a short walk to the centre of Fallowfield with the many shops, bars and restaurants it has to offer, as well as excellent bus links to the Universities and Manchester city centre. Rent: £125pppw x 8 including utility bills (electric, gas, water, TV licence & broadband).

- EIGHT DOUBLE BEDROOMS
- FURNISHED TO A HIGH STANDARD
- SPACIOUS LIVING AND DINING ROOM
- BILLS INCLUDED (ELECTRIC, GAS, WATER, TV LICENCE & BROADBAND)
- REAR YARD
- TWO BATHROOMS
- ON STREET PARKING
- TV IN LIVING ROOM & ALL BEDROOMS
- FITTED KITCHEN
- CLOSE TO WILMSLOW ROAD



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 78        |
| (55-68) D                                   | 63                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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