



174 ACOMB STREET MANCHESTER, M14 4DZ

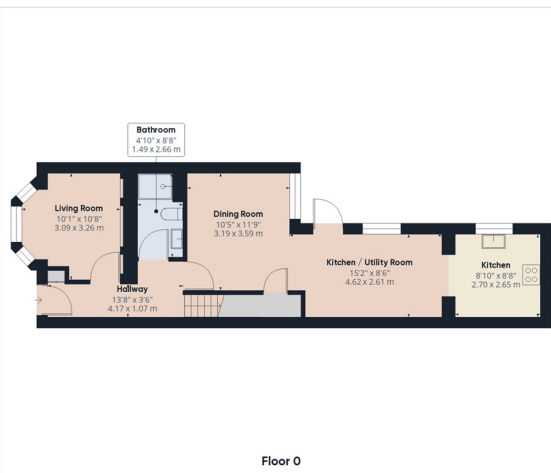
£169 PER WEEK

Welcome to this charming terraced house located on Acomb Street in the vibrant area of Rusholme, Manchester. Built in 1905, this property has been thoughtfully designed to cater to the needs of students seeking a comfortable and convenient living experience.

Spanning an impressive 1,464 square feet, this well-presented six-bedroom student house offers a welcoming atmosphere with two reception rooms that provide ample space for relaxation and socialising. Each bedroom is fully furnished, ensuring that you have everything you need to settle in quickly. The shared living area is equipped with a flat-screen television, making it the perfect spot to unwind after a long day of studies.

The modern kitchen is well-equipped, allowing for easy meal preparation and day-to-day living. High-speed broadband is included, ensuring that you can stay connected with ease. One of the





Approximate total area¹⁾
 1390.48 ft²
 129.18 m²

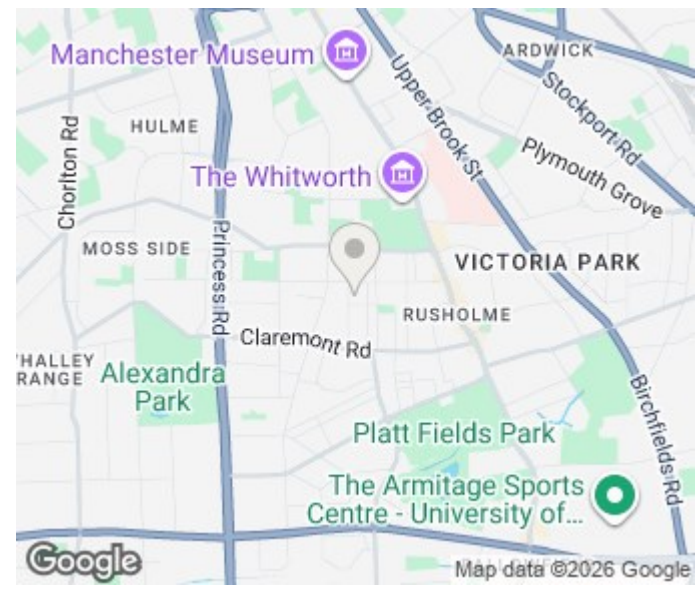
Reduced headroom
 30.03 ft²
 2.79 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.
 GIRAFFE360



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

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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