



**£95** Per Person Per Week

Derby Road Fallowfield

Semi-Detached House | 8 Bedrooms | 4 Bathrooms



# Step Inside

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## Key Features

- 8 Bedrooms
- 4 Bathrooms
- Quality fittings & furnishing throughout
- Double glazing & Gas central heating
- Easy access to City Centre & UNI
- Close to Amenities
- Close to Public Transport
- \*\*\* 250.00 DEPOSIT\*\*\*
- Half Rent July & August
- Available from July



## Property Description

AVAILABLE FOR NEXT ACADEMIC YEAR! \*\*\*ZERO AGENCY FEES\*\*\* \*\*\* 250.00 DEPOSIT\*\*\* Superb 8 Bed house available for the NEXT ACADEMIC YEAR, 1st July, Derby Road, Fallowfield, Manchester, M14 6US The state of the property with respect to furnishings and fixtures may vary from the description in the advertisement. The responsibility to confirm the details in the description rests with the individuals viewing the property. Please confirm the details mentioned in the advertisement with the agent carrying out the viewing on the day of the viewing.

## Main Particulars

**AVAILABLE FOR THE NEXT ACADEMIC YEAR, 1st July.**

This superb 8-bed house is well maintained with plenty of space.

Each property has individual access and features fully furnished 8 large double bedrooms, 4 bathrooms, modern furniture - including wardrobes, chest of drawers, desk, chair, fully fitted kitchen with all appliances including dishwasher, washing machine, microwave, kettle, toaster, etc, double glazing, modern furnishings. There is high-speed wireless internet access throughout, central heating system.

Safe on-street parking in front of the property.

Bus stop within walking distance.

About 5 min, 0.3 miles

Buses every 3 to 5 minutes.

41, 42, 130, 141, 142, 143 , X41, X57

16 Minutes to Manchester University by Bus

Places nearby:

\* Nando's Manchester

\* McDonald's

\* Revolution Fallowfield

\* Starbucks

\* Sainsbury's

\* Tesco Fallowfield Express

\* WD Superstore Grocery

\* The Co-operative Food

\* Cash Machine/ATM

\* Pubs & Cafe's

**Property reference number: 92428**

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