



**£115** Per Person Per Week

Birchfields Road, Manchester M13 0XR

Semi-Detached House | 6 Bedrooms | 2 Bathrooms





# Step Inside

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## Key Features

- 6 Bedrooms
- 2 Bathroom
- Quality fittings & furnishing throughout
- Double glazing & Gas central heating
- Close to Public Transport
- Bills Included
- Half Rent July only
- Available from 1st July 2022
- Property Reference : 92499

## Property Description

The modern six-bedroom house, available for NEXT ACADEMIC YEAR, 1st July 2022, Birchfield Road, Fallowfield, Manchester, M13 0XR. This six-bedroom house is Well Maintained and features modern décor with spacious rooms and a lounge area. It has been specially developed with attention to the specific needs of students.

## Main Particulars

Just near Birchfields Park on Birchfields Road, great value for money with an excellent bus service into town and the universities. A short walk to Fallowfield and the Curry Mile, with all good sized bedrooms and a living room/dining area / full kitchen with all the appliances you need. Also off-road parking front and at the rear, a garden for those bbq's on summer days.

- All 6 double sized bedrooms have double beds with semi orthopedic mattresses
- Up to 100mb Broadband Included FREE in all Houses, already connected for when you move in!
- leather sofas & includes TV that comes with Freeview; Sky & Broadband packages are also available & dining table with benches
- The kitchen has a Dishwasher, Washer Dryer, 2 Fridge Freezers, 2 ovens with 8 Gas Hobs so plenty of cooking space, lots of cupboard space.
- 2 bathrooms with showers and one with a bath
- Practical features include double glazing, efficient gas-fired condenser boiler, interlinked smoke alarms in every room & intruder alarm
- Exterior: Parking to the front & and back also grassed back garden with gardener service included
- The closest bus stop to uni/city is 20m on Birchfields Road (no. 50 every 5mins at peak times & until midnight) or 400m to Wilmslow rd(night bus 143)
- Newsagent/corner shop/ post office, 40m,
- Retail park with Sainsbury's, burger king, Iceland, and Poundstretcher 400m
- Rent is £115 pppw, all bills included

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