



**£115** Per Person Per Week

Kingswood Road, 6 Bed, Manchester M14 6RX

Terraced House | 6 Bedrooms | 2 Bathrooms





# Step Inside

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## Key Features

- 6 Bedrooms
- Quality fittings & furnishing throughout
- Double glazing & Gas central heating
- Fully Furnished
- Close to Public Transport
- Easy Access to City Centre
- Half Rent July Only
- BILLS INCLUDED
- Available from 1st July 2021
- Property reference : 92645

## Property Description

The modern six-bedroom house, available for NEXT ACADEMIC YEAR, 1st July 2022, Kingswood Road, Fallowfield, Manchester, M20 4RZ. 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

### Secure Cycle Storage

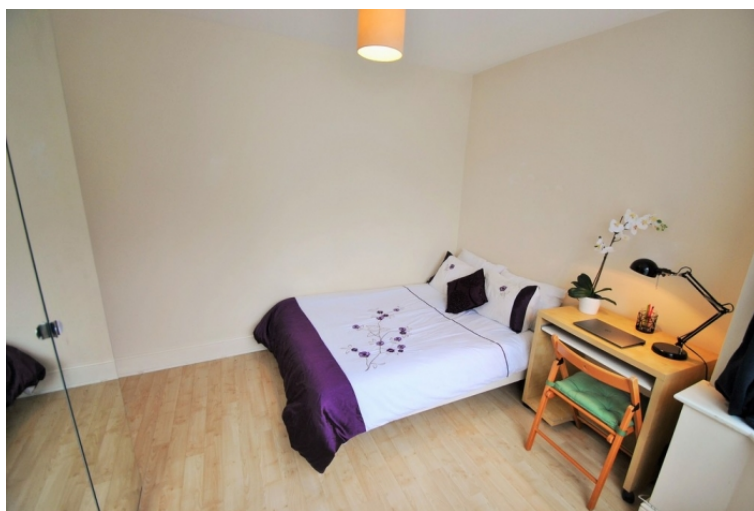
On a large corner location, this house has a spacious open plan living area with a fully equipped kitchen and diner. There are three well-sized ground-floor bedrooms with their own patio doors lead onto the good-sized garden (don't worry, our gardener looks after that). There is also another large bay window bedroom on the ground floor and bathroom and a further 2 bedrooms and bathroom on the first floor. Situated in a central Fallowfield location in between the 2 main bus routes into the universities and the city center. Off-road parking at front and rear.

- All 6 double sized bedrooms have double beds with semi orthopedic mattresses
- Up to 200MB Broadband Included FREE in all Houses, already connected for when you move in!
- Leather sofas & includes a TV that comes with Freeview; Sky & Broadband packages are also available
- The kitchen has a Dishwasher, Washer Dryer, American style Fridge Freezers, Range cooker oven with 5 Gas Hobs so plenty of cooking space, lots of cupboard space & dining table with benches
- 2 Bathrooms with showers 1 comes with bath as well
- 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 & grassed back garden with gardener service included
- Closest bus to uni/city is 100m to Kingsway(no. 50 every 5mins at peak times & until midnight),400m to Egerton road(no. 44 & 145 every 20mins 7.30am to 10am) or 900m to Wilmslow rd(night bus 143)
- The Closest Train station is Mauldeth road 900m approx 10 mins to City
- Newsagent/corner shop/off license 100m, Sainsbury's Fallowfield 750m
- Parade of shops inc Co-op supermarket, post office, bakery, etc 500m
- Rent is £115 pppw, all bills included

Buraq Estates are now letting this fantastic student property for the university accommodation term 1st July 2021 – 30th June 2022, we are renting/letting this house to students only.







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[www.buraqestates.co.uk](http://www.buraqestates.co.uk)