



## Brailsford Road

, Manchester, M14 6PU

# Rental £172 Weekly

5 bedroom House available 02 July 2025

Cheadle Place, Stockport Rd, Cheadle Point, SK8 2JX  
[manchester@loc8me.co.uk](mailto:manchester@loc8me.co.uk)

0161 393 7871

### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

## Situation

Price: £172 per person per week (inclusive) Property Reference: 6087 Energy Performance Rating: C Cozy Retreat: Welcome to your inviting student residence on Brailsford Road in Fallowfield, Manchester! This spacious 5-bedroom home is perfectly tailored to meet the needs of students seeking comfort and convenience. Modern Living Space: As you step inside, you'll discover a modern and welcoming environment, designed to foster a harmonious balance between study and relaxation. The open-plan living area features stylish décor and comfortable seating, providing the perfect space for socialising or unwinding after a busy day of classes. Comfortable Atmosphere: New flooring throughout the property adds a touch of elegance, while cozy sofas create an inviting atmosphere for gatherings with friends. A television is mounted in the living room, offering entertainment options for residents to enjoy together. Thoughtfully Furnished Bedrooms: Each of the five bedrooms is thoughtfully furnished for practicality and comfort. Ample storage space ensures personal belongings can be neatly organised, while comfortable bedding guarantees a restful night's sleep. Stylish blinds adorn the windows, allowing for privacy and control over natural light. Well-Equipped Kitchen: The property features a well-equipped kitchen, complete with modern appliances and ample counter space, making it easy for residents to prepare and enjoy meals together. Convenient Location: Located in Fallowfield, you'll have easy access to nearby universities, amenities, and transportation options, enhancing your student experience. Property Ref: inst-21317

All measurements are approximate.

## Further Information

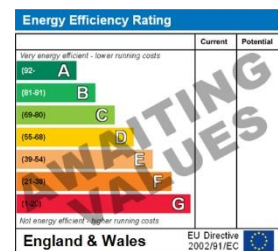
The deposit required is £150

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

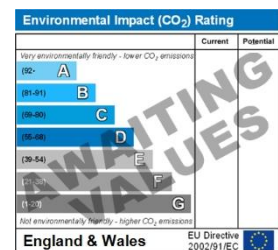
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 12/12/2024

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2024. Orange Living Limited Registered in England No. 06537787