

## Banff Road

, Manchester, M14 5TA

# Rental £163 Weekly

6 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: £163 per person per week (inclusive) Property Reference: 4780 Council Tax Band: B Highlight Features: Spacious Bedrooms: This generously sized six-bedroom student property offers plenty of space for you and your housemates. Each bedroom is designed with your comfort and productivity in mind, offering a cozy and well-furnished space perfect for both rest and study. Ample storage and workspace are provided to keep your room organized and comfortable. Two Bathrooms: Say goodbye to morning rushes with two bathrooms available in the property. This feature ensures you'll have the privacy and convenience you need, making it easy to get ready for the day without any wait. Open Plan Kitchen: The modern open-plan kitchen is ideal for both cooking and socializing. Whether you're preparing meals for yourself or hosting a gathering with your housemates, the spacious kitchen allows for plenty of room to be creative in the kitchen while enjoying good company. Convenient Location: Located just 650 meters from the University of Manchester South Campus, this property offers a prime location for students. You'll enjoy the convenience of being within walking distance to your classes, making it easier to balance your studies and your social life. With shops, cafés, and other amenities nearby, everything you need is within reach. Enjoy hassle-free living with loc8me's all-inclusive package! Covering all your essential bills - gas, electric, water, TV licence, broadband and contents insurance, so you'll have peace of mind in your home. Plus, for every household that signs up, we're partnering with Ecologi to plant a tree, giving you a Property Ref: inst-21452

All measurements are approximate.

### Further Information

The deposit required is £900

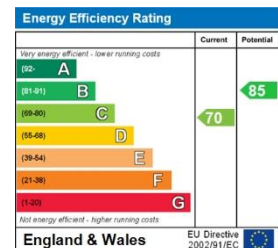
The bills included in the rent are Electricity, Gas and Water

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

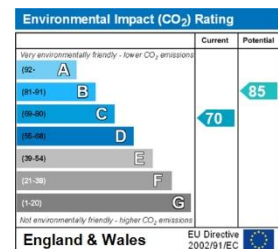
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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 (CO2) 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 (CO2) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 05/01/2025

### 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, 2025. Orange Living Limited Registered in England No. 06537787