



## Exbury Street

, Manchester , M14 6RF

# Rental £160 Weekly

3 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

FOR THE 25/26 ACADEMIC YEAR - AVAILABLE FROM JULY 2025 - JUNE 2026. Price: £165 per person per week (inclusive) Property Reference: 4804 Council Tax Band: C Highlight Features: Spacious Bedrooms: This three-bedroom student property offers equal-sized double bedrooms, each providing generous space for relaxation, study, and personal privacy. Perfect for sharing with friends or enjoying your own space. Social Heart: The open-plan kitchen and living area is the communal hub of the home. Ideal for group meals, movie nights, or just hanging out, this space encourages socialising and building lasting memories. Modern Kitchen: Fully equipped with modern appliances, the stylish kitchen is designed for easy meal preparation and offers the perfect setting to cook, eat, and socialise. Bathroom Bliss: The well-appointed bathroom comes with both a bath and an overhead shower, offering flexibility for your daily routines. Perfect for a quick shower or a relaxing soak after a long day. Prime Location: Situated in the vibrant Exbury Street area of Manchester, you'll be just minutes away from local shops, restaurants, and transport links. Whether you're heading to the university or out for a night in the city, you're perfectly located. Fully Furnished: Move in hassle-free as this property comes fully furnished with stylish, practical furniture, making it easy to settle in and start enjoying your new student home from day one. Outdoor Courtyard Area: The property features a lovely outdoor courtyard, ideal for relaxing or socialising with friends when you want some fresh air. TV Included: Enjoy entertainment in the comfort of your own home with Property Ref: inst-21416

All measurements are approximate.

## Further Information

The deposit required is £480

The landlord has requested to include 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £30 per person per week.

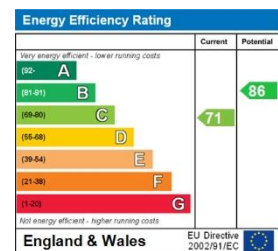
The bills included in the rent are Electricity and Water

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

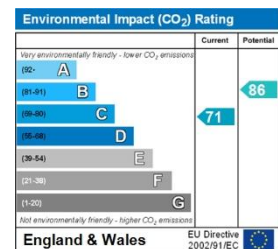
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## 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 (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  
Creation Date: 14/12/2024

## 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