



## Egerton Road

, Manchester , M14 6YB

**Rental £182Weekly**  
2 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: £205 per person per week (inclusive of bills) £160 per person per week (excluding bills) Property Reference: 4801 Council Tax Band: A Highlight Features: Comfortable Bedrooms: Enjoy the luxury of two spacious and well-designed bedrooms, offering a restful and inviting space for relaxation and study. Modern Redecoration: This property features a fresh, modern redecoration, ensuring a stylish and up-to-date living environment that's perfect for student life. Social Living Area: The open-plan kitchen, diner, and lounge area serves as the heart of the home, making it ideal for cooking, dining, and unwinding with friends after a busy day. Convenient Bathroom: A well-appointed bathroom ensures everything you need for personal care is easily accessible, offering a clean and functional space. Secure Parking: Rest easy with secure parking available for your vehicle, providing peace of mind and convenience. Prime Fallowfield Location: Located less than 400 meters from Wilmslow Road and Sainsbury's, you'll have easy access to all essential amenities, making daily life convenient and hassle-free. Vibrant Student Atmosphere: Immerse yourself in the heart of Fallowfield, a lively and student-friendly area with the best attractions right on your doorstep. 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 Property Ref: inst-21414

All measurements are approximate.

### Further Information

The deposit required is £300

The landlord has requested to include 2.1 The rent is to include Broadband, TV Licence, Gas, Electricity, Water, which is capped at £45 per person per week.

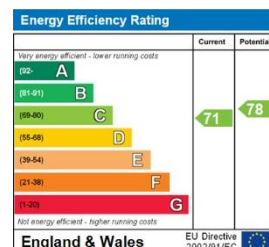
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Employed

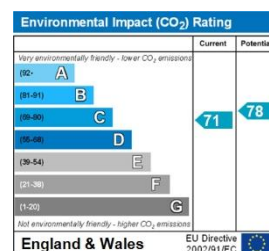
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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  
Creation Date: 12/06/2025

#### 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