Snugpads
www.snugpads.com







Wallness Lane

, Salford, M6 6AL

Rental £715 pcm

4 bedroom House available 01 July 2027

SnugPads, St. James House 5th Floor, Pendleton Way, M6 5FW
info@snugpads.com
01613272627

Opening Times
Mon 09.00 - 17.00; Tues 09.00 - 17.00
Wed 09.00 - 17.00; Thurs 09.00 - 17.00
Fri 09.00 - 17.00; Sat Closed; Sun Closed

Snugpads

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* Furnished
* All Bills Included + Fibre Optic Broadband
* 24/7 Maintenance Reporting System
* STUDENTS STUDENTS STUDENTS
* 4 Bedroom Student Property
* Simple Online Tenancy Application
* Short Walk to Salford Royal Hospital
* 1 bathroom
* 2027-28 Academic Year
* Large Screen TV

Description

STUDENTS ONLY! Are you a group of 4 University students looking for your ideal student house for next academic year? Stop the search and check this place out! Fully furnished 4 double bedroom property for students in Salford. The property has 1 bathroom. The property is within walking distance of the University, local shopping centre and bus routes to the university and City Centre. Lounge comes with a large screen TV. More Details; Rent: £165pppw All bills are included into the cost per week which are Electric, Gas, Water, TV Licence and unlimited Wi-Fi internet. Deposit: £200 per tenant and the applicant will also need to provide a suitable guarantor. Tenancy Dates: 1st July - 30th June Move in: 7th July About Us? SnugPads is an online Student Property Management and Letting Agency. Helping students in Salford and Manchester with their housing needs. For more properties visit our website Snugpads.com What next? Call or email us to arrange a viewing at your earliest convenience. Like the look of the place? Request an application from our website Snugpads.com How to calculate the monthly student rent? If your weekly rent is £90 per week per student tenant multiply this by 52 (weeks in the year), and divide it by 12 (months in the year). Hence £90 x 52 = 4,680 / 12 = £390.00 per calendar month. Property Advert Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending users should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All Property Ref: inst-1396

All measurements are approximate.

Further Information

The deposit required is £200

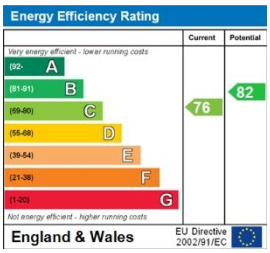
The bills included in the rent are Electricity, Gas, Telephone and Water

The landlord is willing to rent this home to Student

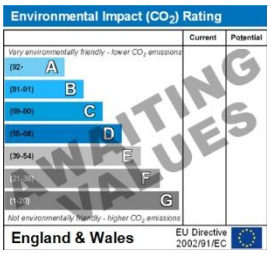
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

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: 20/11/2026

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.