



## Barrfield Road

, Salford, M6 7EL

# Rental £650 pcm

Room in 1 bedroom Studio available 01 June 2025

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



- \* Furnished
- \* All Bills included, with Wi-Fi and regular cleaner
- \* 24/7 Maintenance Reporting System

- \* Bedsit with private kitchen, shared bathroom
- \* Simple Online Tenancy Application
- \* Large Screen TV

- \* 2 bathrooms with extra w.c.
- \* Short Walk to Salford Royal Hospital

## Description

Large double room with its own private mini kitchen in a spacious house share. The property has 2 bathrooms and 1 separate w.c The property is within walking distance of the University, local shopping centre and bus routes to the university and City Centre. Parking available. More Details; All bills are included into the cost per week which are Electric, Gas (if supplied), Water, TV Licence and unlimited Wi-Fi internet. Deposit: £200 per tenant. Tenancy Dates: 1st June- 12 months, can offer min 6 months for extra £50pcm. Max 1 adult, not suitable for children, or couples. 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 £105 per week per student tenant multiply this by 52 (weeks in the year), and divide it by 12 (months in the year). Hence  $£90 \times 52 = 5,460 / 12 = £455.00$  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 measurements quoted are approximate and any images shown are copyright.

All measurements are approximate.

## Further Information

The deposit required is £200

The bills included in the rent are Council Tax / Rates, Electricity and Water

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## Accommodation

Property Ref: inst-1240

Creation Date: 20/05/2025

### 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.