



£145 Per Person Per Week

Ladybarn Lane, Manchester M14 6WP

Terraced House | 8 Bedrooms | 2 Bathrooms



Step Inside

Key Features

- Great Fallowfield Location (by Sainsbury's)
- Highest Specification in Fire & Security System (Alarm, CCTV system, Security Lights and window alarms)
- Very Large Double bedrooms
- High Spec Wet Rooms/ Bathroom
- Ultimate Open Plan Kitchen/Dinner/Lounge
- £145 Per Week Per Room (Excluding Bills) or £159.5 Per Week (Bills inclusive Option: Gas & Electricity (Fair use policy applies) & Water)

Main Particulars

Rooms available in superb large 8 double bedroom house on Ladybarn Lane, behind Sainsbury's, in the heart of Fallowfield, overlooking Sainsbury's car park, close to the Armitage Centre, bars, shops and all major bus routes to the City and Universities.

Recently **refurbished to a very high standard with new kitchen, dining and lounge area all open plan**. Both bathrooms were also recently renovated to a high specification with a **waterproof bathroom TV** above the bath.

The kitchen has a new double-door American-style **fridge freezer (not shown in Pics), with an additional under-unit fridge & freezer, 2 cooking tops and ovens**, lots of cupboards and a worktop area with a **breakfast bar**.

The dining area has a **huge designer glass table with 8 chairs** perfect for group meals or entertaining.

The lounge includes 3 large leather sofas, a coffee table, Playstation & games, **50" LCD TV** with a **Virgin Media Package** and access to Netflix and other TV providers.

Wetroom-styled bathrooms are the epitome of luxury, with high-end sanitary wear and **Water Proof Bathroom TV's** in each!

All 8 bedrooms are large double bedrooms fitted with contemporary **IKEA furniture**, including full-length mirror wardrobes, storage units, chest of draws, shelves, lamps, ariel points, door locks, desks & chairs. Recently decorated throughout.

The property has an **Alarm System, CCTV, Security Lighting**, Individual bedroom locks and Anti-climb paint to ensure you and your belongings are safe and as protected as could be.

Outside areas have **bench decking**, fold-away **clothes line** and areas for **BBQ** and soaking up the rays!

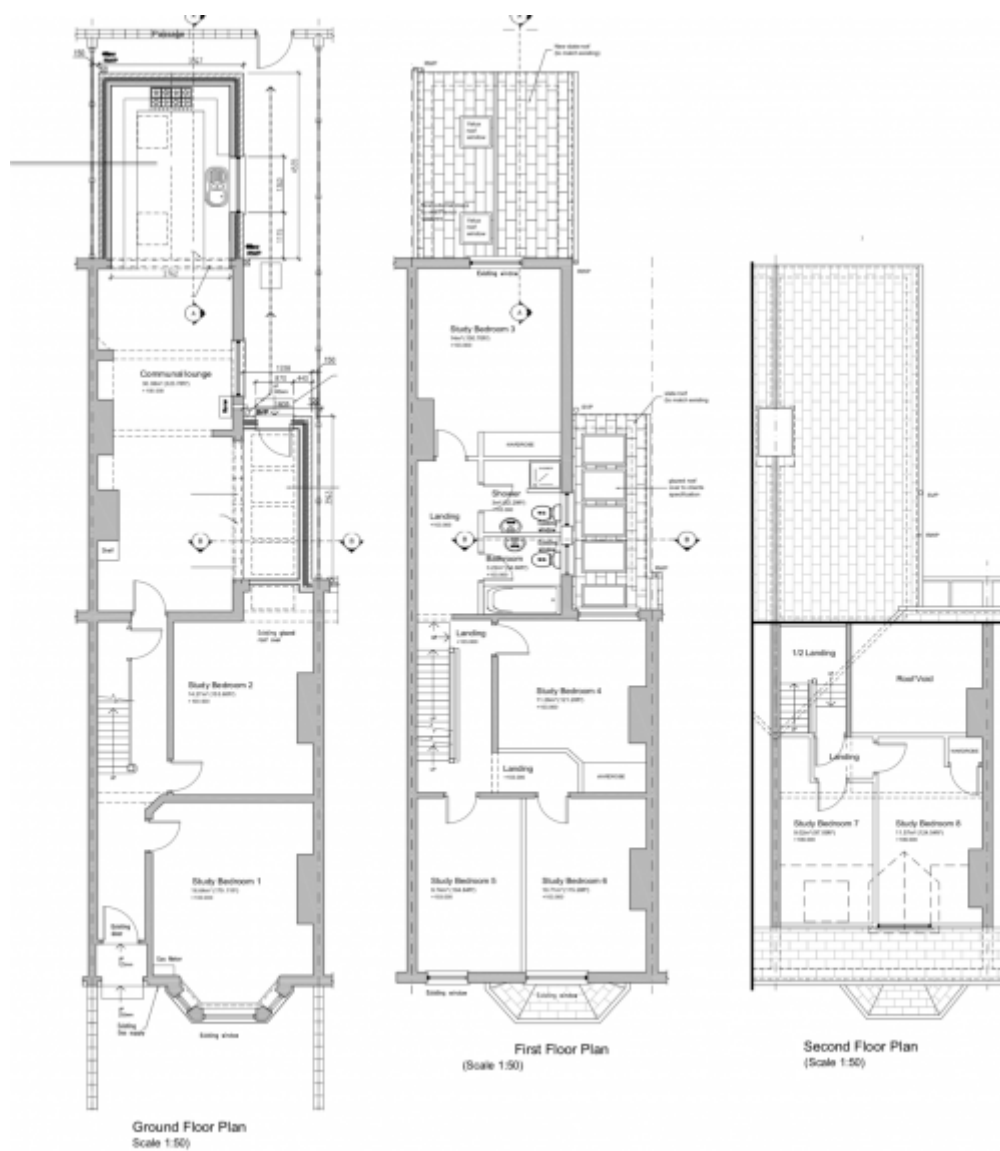
Deposits and UK-based guarantees are required. No agency fees.

This property is to the highest of standards throughout. **Viewing essential & highly recommended...**

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The state of the property concerning furnishings and fixtures may vary from the description in the advertisement. The responsibility to confirm the details in the description rests with the individuals viewing the property. Please confirm the details mentioned in the advertisement with the agent carrying out the viewing on the day of the viewing.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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