



**£170** Per Person Per Week

Albion Road, Manchester M14 6LU

Semi-Detached House | 6 Bedrooms | 3 Bathrooms





# Step Inside

---

## Key Features

- £170 Per Person Per Week
- 6 Bedrooms/ 3 Bathrooms
- Bills can be included
- Available from 1st July 2025
- Reference number: 92499
- July Full Rent Retainer

## Property Description

AVAILABLE FOR NEXT ACADEMIC YEAR! Albion Road, Fallowfield, Manchester – £170.00 per person per week inclusive of all bills ( Council Tax Not Included) The state of the property with respect to 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.

## Main Particulars

This property is AVAILABLE FROM JULY 2025.

Start Date: 1st July 2025 , Moving-in Date: 1st August 2025, End Date: 30th June 2026

Albion Road, Fallowfield, Manchester –inclusive of all bills ( Council Tax Not Included)

The property on Albion Road comprises 6 **large double bedrooms**. Each room comes with **fresh bed linen, and modern furniture** including a wardrobe, desk, chair, and a wall-mounted flat-screen TV in every bedroom. Inside the house features a communal kitchen/living area with a **50" wall-mounted flat-screen TV, DVD player, two high-end leather sofas**, a coffee table, and an overall exquisite interior – perfect for a typical popcorn and beer student movie night. The fully fitted functioning kitchen is aesthetically pleasing and offers everything you will require with a modern dining table and chairs, a flat-screen wall-mounted TV, and all the necessary kitchen appliances are provided such as a toaster, oven, and kettle. In addition to this, a **dishwasher, vacuum cleaner, iron, ironing board, washing machine, and separate tumble dryer... not to mention a spacious American fridge-freezer is provided**. There is a **fully decked and landscaped garden** in the rear including **garden furniture creating** the perfect space for **barbecues and parties**.

All the property's four bathrooms **scream class with 360 Italian tiled walls**, chrome fixtures, and high-quality bathroom units. For added **comfort and luxury**, the shared bathroom is also **fitted with a bathtub!** Other features include double glazing, an efficient central heating system with the latest boiler, **24 hr CCTV security, and fire alarms**. Albion Road has also been **completely re-wired and there is ample car parking around the property**.

### Additional Information

Bus stop within walking distance.

About 3 min, 0.2 miles

Buses every 3 to 5 minutes.

41, 42, 43, 141, 142, 143, X41, X57

**15** Minutes to Manchester University by Bus

### Places nearby:

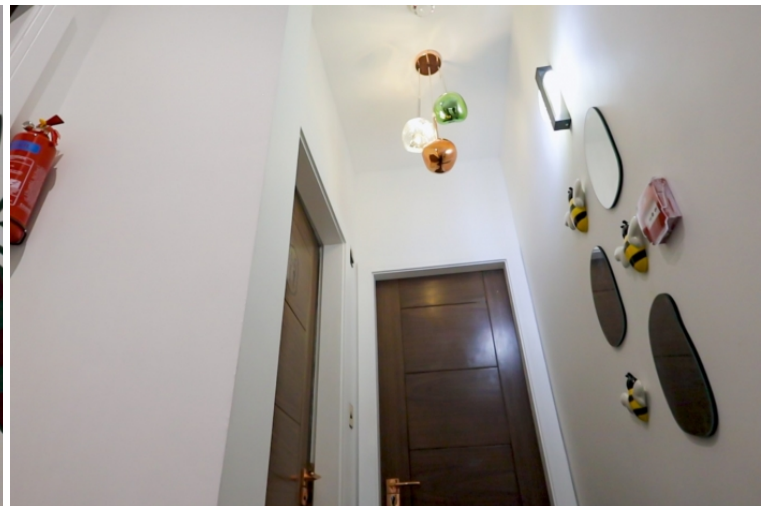
- Sainsbury's
- McDonald's
- Nando's
- Starbucks
- SUBWAY

- Cash Machine/ATM
- Restaurants and Takeaways
- Pubs & Cafe's

**Property reference number: 92493**

The state of the property with respect to 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.





Telephone: 0161 248 4585

Email: [info@buraqestates.co.uk](mailto:info@buraqestates.co.uk)



---

[www.buraqestates.co.uk](http://www.buraqestates.co.uk)