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for all your property needs

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Student Property - House
Talbot Road, Manchester

£2,123 PCM

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Talbot Road, Fallowfield, Manchester, M14 6TA
£2,123 PCM

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ZERO DEPOSIT AVAILABLE. A fully furnished seven bed property in Fallowfield has come available for a group of students or professionals for the next academic year.

In brief the property has seven double bedrooms all fully furnished and feature exposed polished wooden floor boards. The property has features a fully fit kitchen with eye and base level storage units, kitchen appliances and a garden to the rear with a gas oven. The lounge has three leather sofas, laminate flooring & a wall mounted television. This property is fully double glazed, has gas central heating.

Situated just 0.1 miles from Mauldeth Road, providing regular train links towards the City Centre and easy access to local takeaways and the Co-op. The property is also situated 0.8 Miles from Wilmslow Road which features a variety of amenities, bars and eateries such as Sainsbury's, Nando's, Subway, Fuel, Solomons, The Friendship Inn, 256, Tzatziki's, The Cheshire Cat and many more. Wilmslow Road also provides regular bus links towards the City Centre, universities and surrounding areas such as the 142/143/143/143 etc.



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Whilst we endeavour to ensure the accuracy of property details, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. Neither have we had sight of legal documents to verify Planning Permission or the Freehold or Leasehold status of any property. Buyers are advised to obtain verification from their solicitor and/or surveyor. Items shown in photographs are not included; they may be available by separate negotiation. Although we try to ensure the accuracy of measurements, we recommend if potential purchasers require accurate measurements to order flooring, or to ensure existing furniture will fit, they should take their own measurements.



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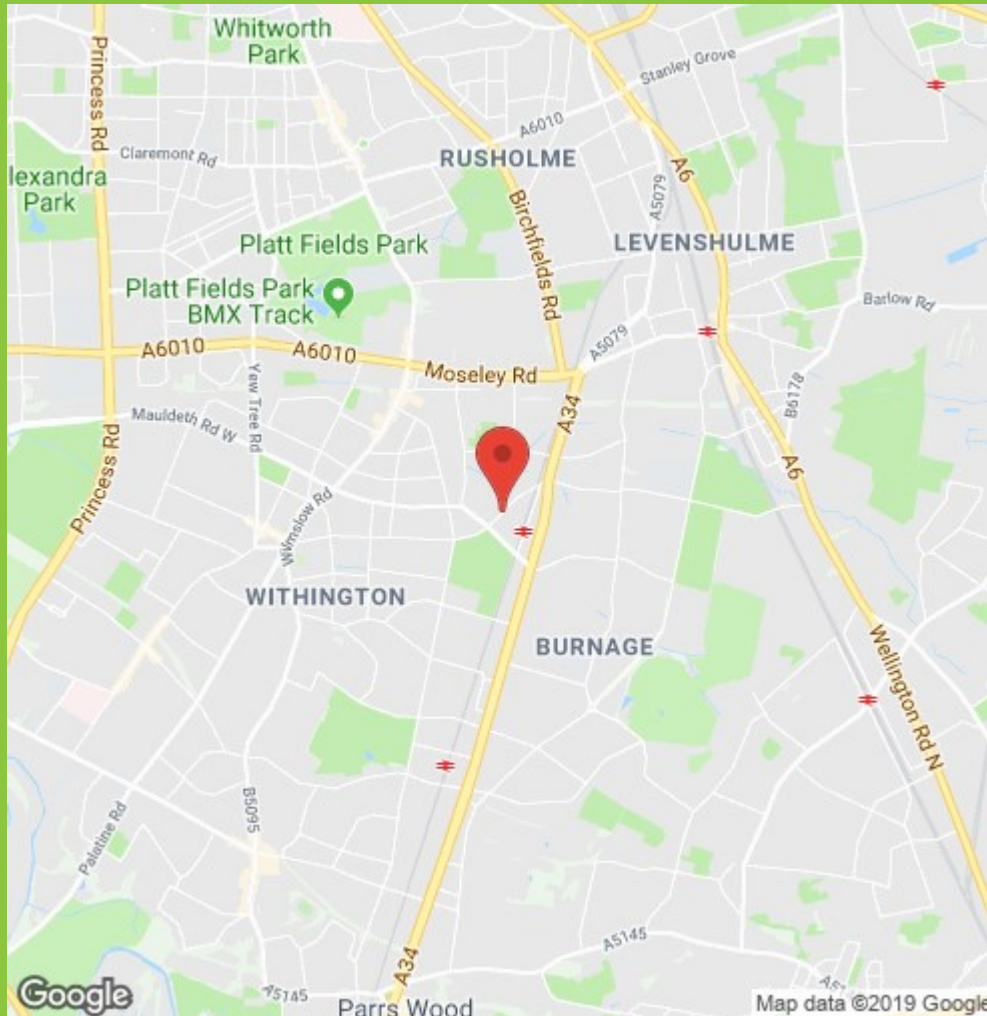
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(39-54) E		39	53
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Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	46
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

- STUDENT LET AVAILABLE FOR THE NEXT ACADEMIC YEAR
- Variety of local transport links
- Fully furnished
- 0.1 Miles from Mauldeth Road
- Double glazing throughout
- Zero deposits available.

homes4u

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Rentals Team 0161 236 0202
city@homes4u.co.uk

South Manchester and Cheshire
Sales Team 0161 448 4805
Rentals Team 0161 448 0090
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