



## 37 Whitby Road, Fallowfield, Manchester, M14 6QH

£2,500 Per Month

- FOUR GOOD SIZED BEDROOMS
- TRANSPORT LINKS TO UNI AND CITY CENTRE
- NEWLY REFURBISHED TO A HIGH STANDARD
- £145 PER PERSON PER WEEK
- UTILITY BILLS AND BROADBAND INCLUDED
- CLOSE TO SHOPS AND AMENITIES
- SUPERMARKETS WITHIN EASY REACH
- FULLY FURNISHED WITH TVs AND APPLIANCES

# 37 Whitby Road, Manchester M14 6QH

This recently refurbished and fully furnished 4 double bedroom terraced property is perfect for students and sharers. Located just a short 0.4 miles away from Fallowfield's village centre, the property is well positioned for transport links, shops and other amenities. AVAILABLE IMMEDIETLY AT £145 PER PERSON PER WEEK. A MUST VIEW!



Council Tax Band: Exempt



WHITBY ROAD, FALLOWFIELD

\*STUDENT PROPERTY - AVAILABLE IMMEDIATELY - £145 PER PERSON PER WEEK (ALL BILLS INCLUDED) - DEPOSIT EQUIVALENT TO 5 WEEKS' RENT\*

## GROUND FLOOR

### ENTRANCE HALLWAY

Tastefully decorated entrance hallway providing access to the shared lounge, bedroom one, kitchen, downstairs w/c and the first floor. Radiator and mirror.

### SHARED LIVING ROOM

11'9 x 11'6

Well proportioned shared living room with three seater sofa and separate arm chair. TV stand with TV, DVD player and 'Brsk' High Speed Broadband Router (inc. in rent). Bookshelf with CD player and speakers.

### BEDROOM 1

11'9" x 10'0"

Located on the ground floor you will find the first of four bedrooms. Bespoke fitted wardrobe and desk with desk chair. Large flat screen TV mounted to the wall. Brand new bed and mattress (with additional storage space beneath).

### SEPERATE W/C

Shared W/C underneath the stairs (particularly handy for the ground floor bedroom's occupant). Fully tiled with low level w/c and attached wash basin and mirror.

### KITCHEN/DINING AREA

17'4" x 8'10"

Well proportioned and newly fitted kitchen/dining area with a good range of both base and wall units. Large 4 seater dining table with chairs. Electric oven with gas hob and extractor fan above. Freestanding and integrated fridge/freezer space.

Washing Machine. Large wall mounted flat screen TV. Large appliance cupboard featuring a Ninja air fryer, coffee machines and a slow cooker. Microwave, toaster and kettle. Worcester Combination Boiler. Access to the rear courtyard area.

## REAR GARDEN/COURTYARD

Low maintenance garden/yard area with access to the rear passage. External security lighting.

## FIRST FLOOR

### BATHROOM

6'2" x 5'6"

Newly installed communal/shared bathroom. Large walk in shower, sink unit and low-level w/c, with mirror above.

### BEDROOM 2

10'8" x 9'4"

To the rear of the property at the top of the stairs, is bedroom two. Bespoke fitted wardrobe and desk with desk chair. Large flat screen TV mounted to the wall. Brand new bed and mattress (with additional storage space beneath).

### BEDROOM 3

11'9" x 10'0"

The middle bedroom, on the first floor, also features a bespoke fitted wardrobe and desk with desk chair. Large flat screen TV mounted to the wall. Brand new bed and mattress (with additional storage space beneath).

### BEDROOM 4

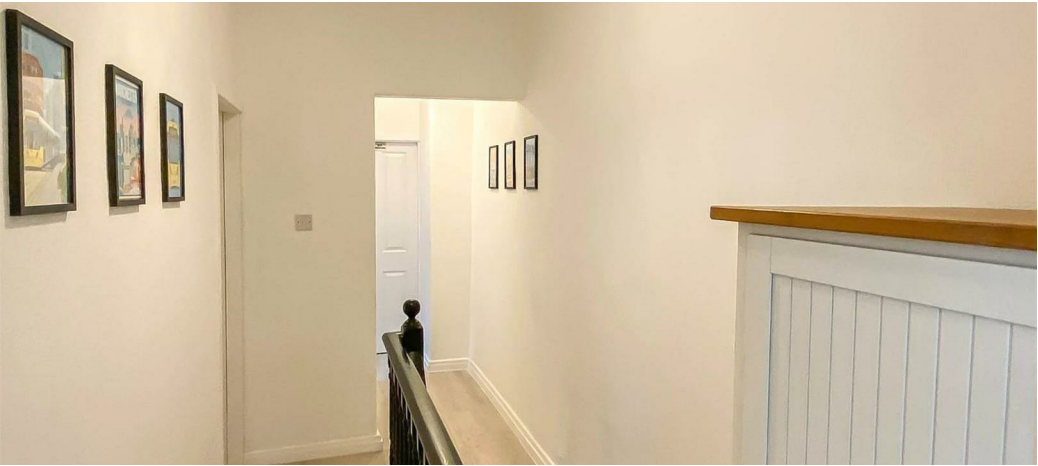
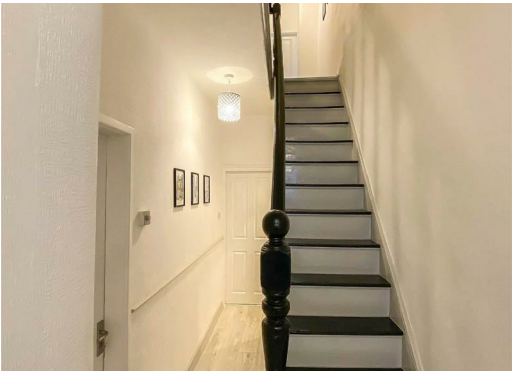
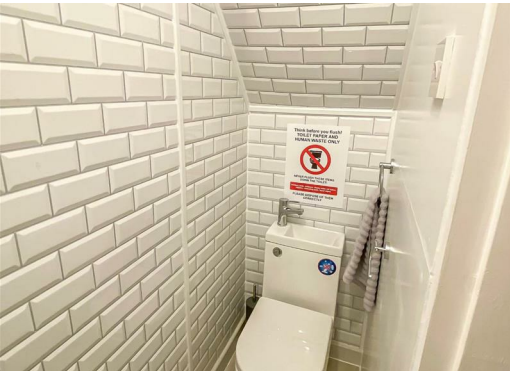
15'8" x 12'0"

Lastly, the largest of the bedrooms (to the front of the property) features a bespoke fitted wardrobe and desk with desk chair. Large flat screen TV mounted to the wall. Double bed and mattress (with additional storage space beneath). Dressing Table and Mirrors.



\*STUDENT PROPERTY - AVAILABLE IMMEDIETLY - £145 PER PERSON PER WEEK (ALL BILLS INCLUDED) - DEPOSIT EQUIVELANT TO 5 WEEKS' RENT\*







Directions

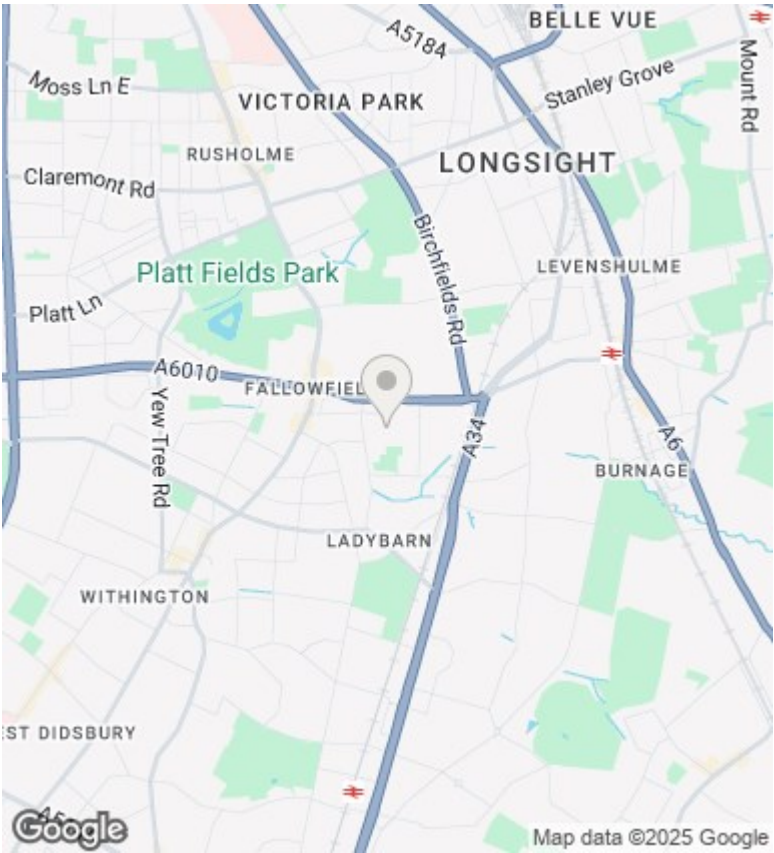
450 Didsbury Road, Stockport, Cheshire, SK4 3BS  
0161 432 0432


Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

Exempt



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

sales@joulesestateagents.com  
<https://www.joulesestateagents.com/>