



## 172 ACOMB STREET MANCHESTER, M14 4DZ

**£275,000**  
**FREEHOLD**

Spacious Six-Bedroom Terraced Home in a Prime Manchester Location

Set in one of Manchester's most desirable residential areas, this generous six-bedroom terraced property is arranged over three floors and offers a superb opportunity for investors, families, or first-time buyers alike. The ground floor features a bright and spacious living area that includes an en suite bathroom—ideal for use as a guest room or for flexible living arrangements. There's also a second reception room and a contemporary fitted kitchen, providing plenty of space for both relaxation and entertaining. On the first floor, you'll find two well-sized double bedrooms and a shared family bathroom. The top floor accommodates four further double bedrooms, perfect for larger households or those considering a shared living setup. The home is presented in generally good condition and would benefit from some light refurbishment such as redecoration and deep cleaning to reach its full potential. A modern heat pump system has been installed, replacing the traditional gas boiler for greater energy efficiency and reduced running costs. Currently vacant, the property is ready for immediate occupation or renovation. Please note that the property is not a





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            | <b>72</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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