## 93 Egerton Road, Fallowfield, Manchester, M14 6RD







\*\*\*IMAGE TAKEN WHILST TENNATED\*\*\* An attractive period mid terrace EIGHT BEDROOM HMO. Tenanted until June 2025 @ £4528.33 pcm. Located in a convenient and popular area just a short walk away from Wilmslow Road and the centre of Fallowfield with its selection of many bars, restaurants and Sainsbury's supermarket. This well-planned accommodation consists of a spacious open plan lounge/kitchen, eight double bedrooms, four en-suite shower rooms and an additional threepiece shower room. Close by to great transport links, with bus routes providing easy-access to Manchester city centre and Universities.

\*\*Please note\*\* The vendor has applied for a certificate of lawful use (C4 Usage) and we await confirmation of it being granted.







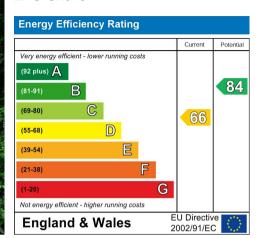


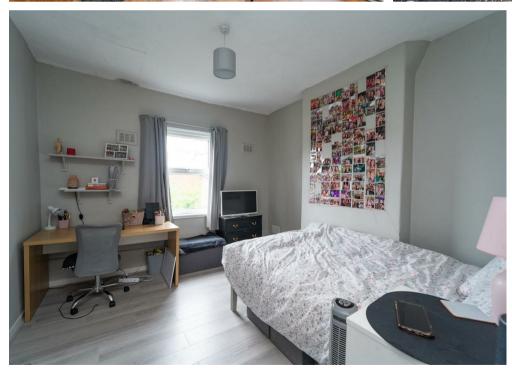






## **EPC Chart**







Tenure: Freehold Council Tax Band: D

## **Ground Floor**







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(ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants

should not rely on them as statements or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property



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Photo's and video tour captured whilst property is tenanted