

93 Egerton Road, Fallowfield, Manchester, M14 6RD



JP&Brimelow
ESTATE AGENTS



8 5 1 D

IMAGE TAKEN WHILST TENNATED

An attractive period mid terrace EIGHT BEDROOM HMO. Tenanted for the 25/26 academic year at £58,258PA. 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 three-piece shower room. Close by to great transport links, with bus routes providing easy-access to Manchester city centre and Universities.


Please note C4 Usage has been granted for the property.

£630,000





EPC Chart

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |



Tenure: Freehold Council Tax Band: D



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (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 fact 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.

jpandbrimelowstateagents

@jpandbrimelow



Photo's and video tour
captured whilst
property is tenanted