

37 Landcross Road, Fallowfield, Manchester, M14 6LZ



JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £550,000




VIDEO TOUR AVAILABLE A well-presented SIX BEDROOM HMO, mid terrace property TENANTED FOR THE NEXT ACADEMIC YEAR at £45,000 inclusive of bills. Positioned in a central location here in Fallowfield off Wilmslow Road. The property is close to several schools, local amenities on Wilmslow Road, Platt fields park and is ideally located for transport links to Media city, Manchester Airport and Manchester City Centre. The well-planned accommodation over four floors comprises of; an entrance hall, lounge to the front aspect, fitted kitchen/dining room with access out into the rear enclosed courtyard, access down into the useful chamber cellar can also be found via a door off the kitchen. A three-piece shower room completes the ground floor. To the first floor the landing reveals three good sized bedrooms and a white three-piece bathroom. Whilst to the second floor there are a further three good sized bedrooms. The property benefits from gas fired central heating, high ceilings throughout and a rear enclosed courtyard.

Please note The vendor has applied for a certificate of lawful use (C4 Usage) and we await confirmation of it being granted. He has also advised us that his bills for the property are £2700 per annum.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



Tenure: **Freehold** Council Tax Band: **C**



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