

55 Furness Road, Fallowfield, Manchester, M14 6LX

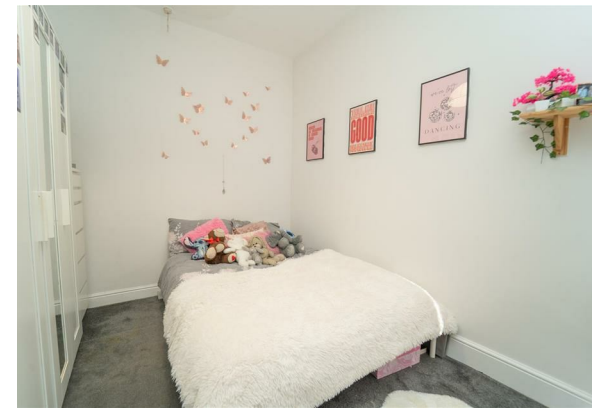


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Offers In The Region Of £400,000


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*** VIDEO TOUR AVAILABLE*** A FANTASTIC INVESTMENT OPPORTUNITY. A well-kept, FIVE BEDROOM, mid terrace property. TENANTED FOR THE NEXT ACADEMIC YEAR 2025/2026 at £34,920 inclusive of bills (c7.8% net yield). This property is within easy reach of local amenities, including shops and cafes. The area is well-served by public transport, providing a quick and easy commute in to Manchester City Centre. Close by to The Christies hospital and Withington Hospital. In brief the property consists of; An entrance hall, a bedroom with bay window to the front aspect, a lounge area leading into a fitted kitchen with access out into the rear enclosed courtyard, a three-piece shower room and another bedroom to the rear. To the first floor the landing reveals three bedrooms and a three-piece shower room completing this property. The property benefits from gas fired central heating, an alarm system and high ceiling throughout.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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: **B**

Ground Floor



First Floor



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