

35 Carmoor Road, Longsight, Manchester, M13 0EA



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £400,000

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VIDEO TOUR AVAILABLE An attractive and well-presented, THREE BEDROOM, end of terrace property. Located on tree lined residential road in Longsight. Generating £3500 p/m inclusive of bills with a yield of 10.5%. Situated close by to amenities and fantastic transport link, Manchester Royal infirmary and Manchester city centre. In brief the property consists of; an entrance hall which allows access down into the useful chamber cellars, a lounge to the front aspect with a bay window, a dining area, a family room which has a useful storage cupboards and access out into the rear courtyard, and a fitted kitchen. Stairs leading to the first-floor landing reveal three good sized bedrooms, a white three-piece shower room, a white three-piece bathroom and a useful utility area. The property benefits from gas fired central heating, an alarm system, high ceilings, and a rear enclosed courtyard. PLEASE NOTE- The property is rented to five individual tenants all on separate tenancies, all with different end dates. The vendor has informed us that they have applied for C4 usage.





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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**



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