



Braemar Road | Manchester | M14 6PR

Asking Price £575,000

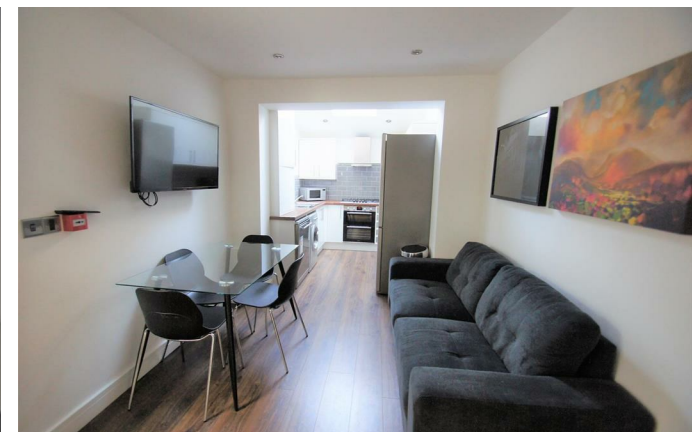
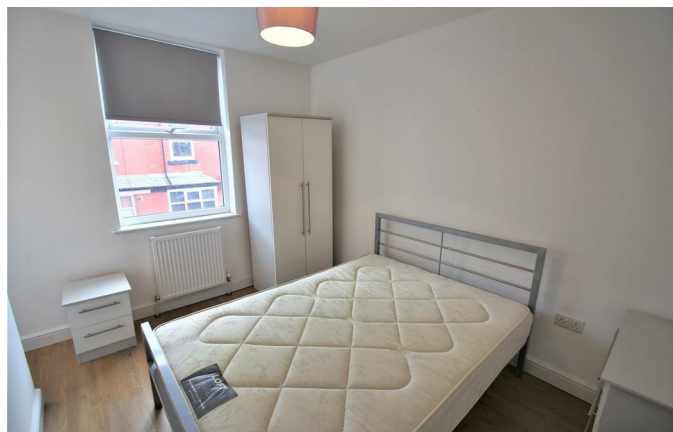


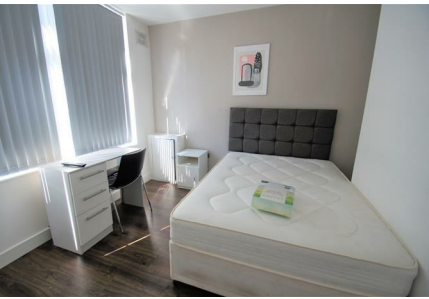
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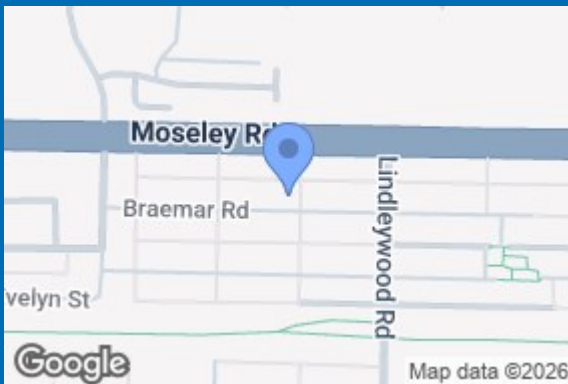
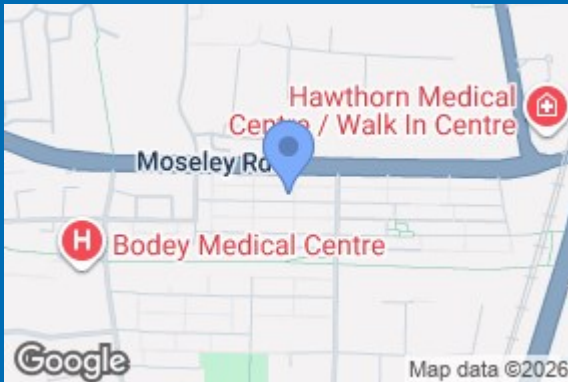
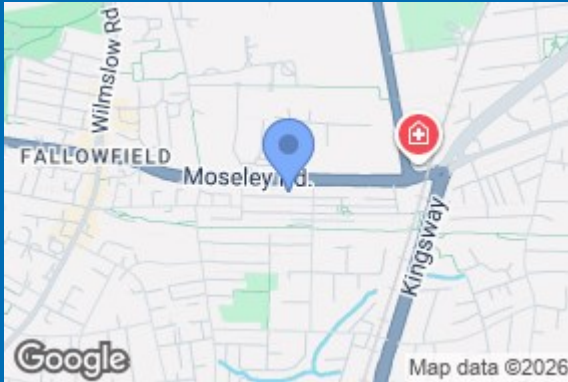
6 BED FULLY LICENSED STUDENT HMO PROPERTY. A fantastic, recently renovated mid terraced property currently let for the 2025 / 2026 academic year. The property comprises: entrance hall, two double bedrooms and shower room to ground floor, spacious open plan living and dining room through to brand new fitted kitchen, three further double bedrooms and house bathroom to first floor leading to one further loft double bedroom with exposed beams on the second floor. Furnished to a high standard and further benefiting from rear yard area, double glazing and gas central heating throughout. Located on Braemar Road, within a short walk to the centre of Fallowfield with the many shops, bars and restaurants it has to offer, as well as excellent bus links to the Universities and Manchester city centre. Currently let & being marketed for the 2026 / 2027 year for £3,780pcm, £45,360pa, equivalent to a 7.9% rental yield.



- SIX DOUBLE BEDROOM FULLY LICENSED STUDENT HMO PROPERTY
- TWO SHOWER ROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- RECENTLY RENOVATED PROPERTY
- CURRENTLY MARKETING FOR £3,780PCM, £45,360, FOR THE 2026/27 ACADEMIC YEAR
- A POTENTIAL 7.9% RENTAL YIELD
- REAR YARD
- ON STREET PARKING
- FALLOWFIELD LOCATION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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