



Furness Road | Manchester | M14 6LX

**Asking Price £594,950**

The  
**GOOD  
ESTATE**  
AGENCY

Furness Road | Fallowfield  
Manchester | M14 6LX  
Asking Price £594,950

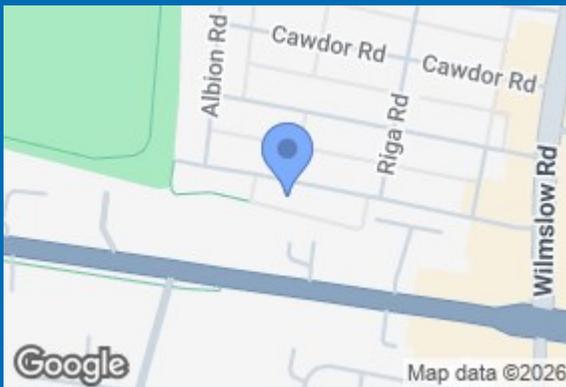
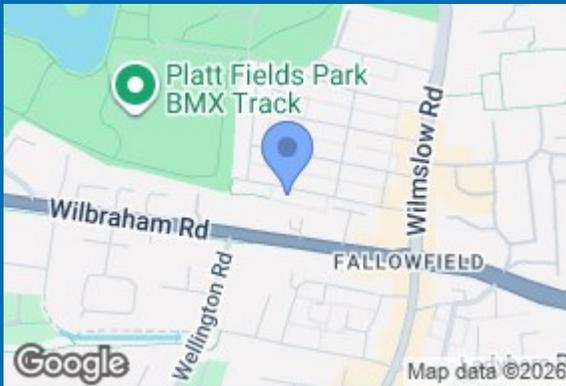
\*\*\* EXCELLENT INVESTMENT OPPORTUNITY \*\*\* 6 BED FULLY LICENSED STUDENT HMO PROPERTY. A fantastic, recently renovated mid terraced property on one of the most sought after streets in Fallowfield. The property comprises: entrance hall, two double bedrooms and shower room to ground floor, spacious 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 double bedroom on the second floor with en suite shower room. Furnished to a high standard and further benefiting from rear yard area, double glazing and gas central heating throughout. Located on Furness 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 for £3,780.36pcm (£45,364.32pa) until 30/6/27, achieving an excellent rental yield of 7.6%.



- FULLY LICENSED 6 BED STUDENT HMO PROPERTY
- TWO SHOWER ROOMS & ADDITIONAL EN SUITE TO LOFT BEDROOM
- RECENTLY RENOVATED
- REAR YARD
- CURRENTLY LET FOR £3,780.36PCM UNTIL 30/6/26, ACHIEVING AN EXCELLENT RENTAL YIELD OF 7.6%
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- FURNISHED TO A HIGH STANDARD
- ON STREET PARKING
- EXCELLENT CENTRAL FALLOWFIELD LOCATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E		59	
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

68 Quay Street  
 Manchester  
 M3 3EJ  
 0161 513 2034  
 hello@thegea.co.uk  
 www.thegea.co.uk