

40 Lombard Grove, Fallowfield, Manchester, M14 6AN



JP & Brimelow
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Offers In The Region Of £380,000

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VIDEO TOUR AVAILABLE INVESTMENT PROPERTY A spacious FOUR BEDROOM HMO, with accommodation expanding over three floors. TENANTED FOR THE 2026-2027 academic year at £2288 PCM. Centrally located within Fallowfield, with easy access to Manchester city centre. The well-planned property consists of an entrance hallway, leading to a lounge to the front of the property with a bay. A dining room and a fitted kitchen with access out into the rear enclosed courtyard. The first floor reveals two double bedrooms, the master having two large sash windows and a four-piece bathroom with a separate W.C. The top floor consists of two further spacious bedrooms. This property is within easy reach of local amenities, including shops, cafes, and schools. 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.

*** Please Note *** The vendor has advised that C4 usage is being applied for





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **D**



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