



## 141 Acomb Street Manchester

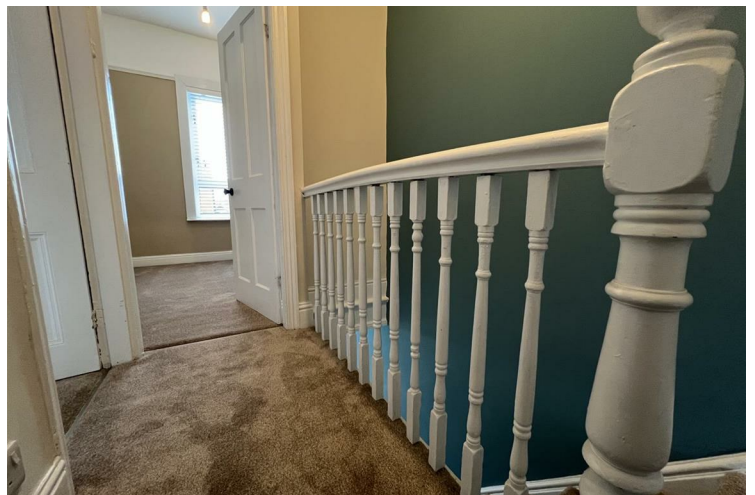
**£275,000**  
**FREEHOLD**

This well-presented mid-terraced home offers three generously sized bedrooms and is presented in excellent condition throughout, having undergone a comprehensive programme of improvement works. The property has been carefully maintained and upgraded, making it an ideal turnkey option for both owner-occupiers and investors alike. Internally, the ground floor benefits from beautifully sanded and varnished original floorboards, creating a bright and welcoming living space. A newly fitted modern kitchen provides ample storage and worktop space, while the bathroom has been fully retiled to a contemporary standard. Upstairs, the property features new carpets throughout, adding comfort and a fresh finish to all bedrooms. Further improvements include a partial rewire, a nearly new boiler, and the relocation of the boiler from an upstairs bedroom into the kitchen, improving both space and practicality. The house is truly ready to move into, making it perfectly suited for a family home or as a low-maintenance buy-to-let investment with strong rental demand in the area. The location is a major highlight. Situated close to Wilmslow Road and the vibrant Curry Mile, the property benefits from a wide range of shops, supermarkets, cafés and restaurants. Whitworth Park and the renowned Whitworth Art Gallery, Manchester Royal Infirmary, The University of Manchester and Manchester Metropolitan University are all within a five-minute walk, while Platt Fields Park offers additional green open space nearby. Excellent transport links are on hand, with frequent bus routes providing direct access to Manchester city centre and surrounding areas. This is a highly sought-after area known for its connectivity, amenities and strong long-term appeal.

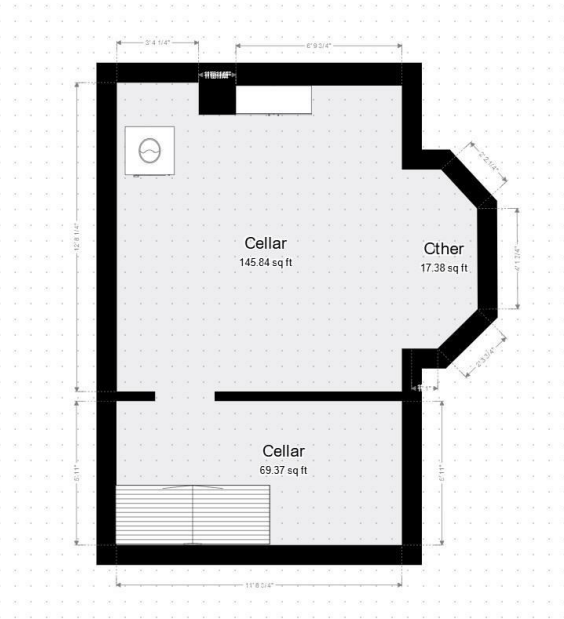
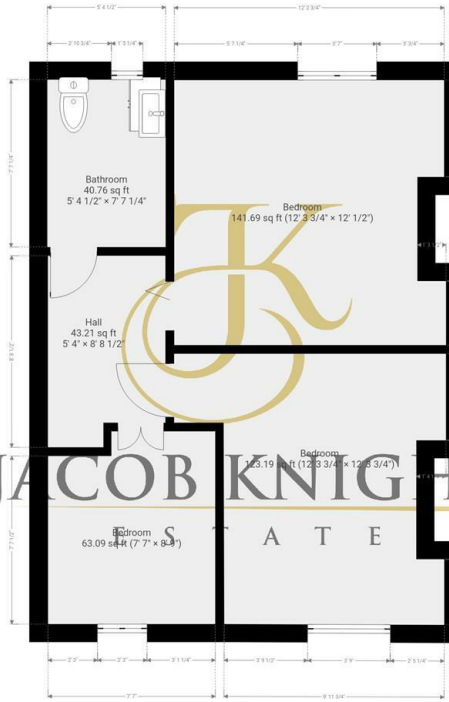












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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