

40 Lombard Grove, Fallowfield, Manchester, M14 6AN



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £380,000

4 2 2 E

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		
(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**



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow