

23 Kingswood Road, Ladybarn, Manchester, M14 6RZ



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £335,000


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INVESTMENT PROPERTY A well-maintained FOUR BEDROOM HMO (House of Multiple Occupation) is an excellent investment opportunity. CURRENT RENT (net of bills for the academic year 25/26) £27,800 per annum. Positioned in a highly popular residential area on Kingswood Road here in Ladybarn. The property is positioned just a stone's throw from Kingswood Park, close by to good transport links and all the local amenities on Wilmslow Road. The property features a period terrace design and comprises of; A vestibule, entrance hallway, bedroom four, living room and a fitted kitchen with access out into the rear enclosed courtyard completing the ground floor. Whilst to the first floor there is a landing leading to three bedrooms, a two-piece bathroom with a separate W.C. The property benefits from being warmed by gas fired central heating, an alarm system, interlinked smoke alarms and enclosed courtyard style garden. Just a short walk from Wilmslow Road, known for its vibrant selection of bars, restaurants, and amenities. Excellent Transport Links: Convenient access to bus routes providing easy travel to Manchester city centre and nearby universities. For further details, please contact David at 0161 882 2233 or via email at david@jpbrimelow.co.uk.





EPC Chart

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

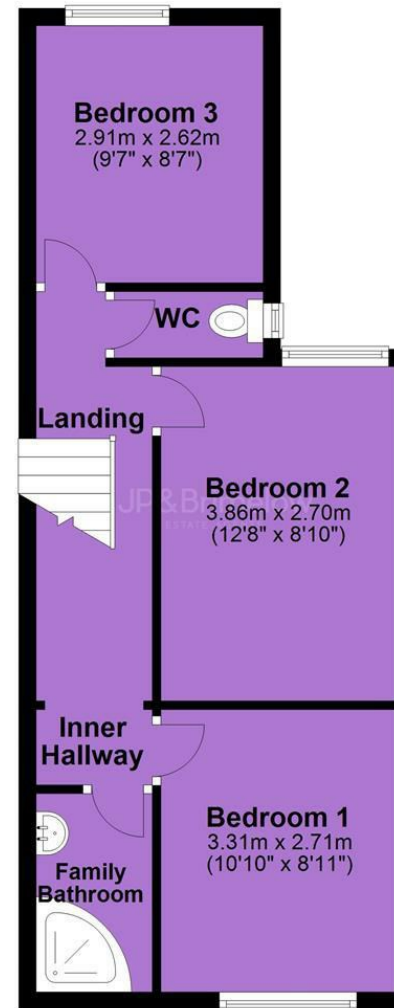


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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