

35 Carmoor Road, Longsight, Manchester, M13 0EA



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £400,000


 5  2  1  D

VIDEO TOUR AVAILABLE An attractive and well-presented, THREE BEDROOM, end of terrace property. Located on tree lined residential road in Longsight. Generating £3500 p/m inclusive of bills with a yield of 10.5%. Situated close by to amenities and fantastic transport link, Manchester Royal infirmary and Manchester city centre. In brief the property consists of; an entrance hall which allows access down into the useful chamber cellars, a lounge to the front aspect with a bay window, a dining area, a family room which has a useful storage cupboards and access out into the rear courtyard, and a fitted kitchen. Stairs leading to the first-floor landing reveal three good sized bedrooms, a white three-piece shower room, a white three-piece bathroom and a useful utility area. The property benefits from gas fired central heating, an alarm system, high ceilings, and a rear enclosed courtyard. PLEASE NOTE- The property is rented to five individual tenants all on separate tenancies, all with different end dates. The vendor has informed us that they have applied for C4 usage.





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(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**



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.

jpandbrimelowstateagents

@jpandbrimelow