

37 Landcross Road, Fallowfield, Manchester, M14 6LZ



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Auction Guide £440,000

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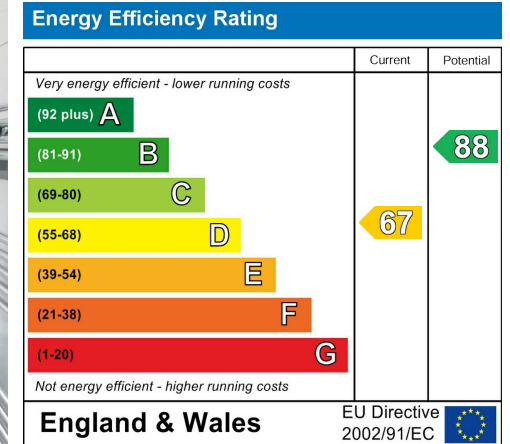
VIDEO TOUR AVAILABLE A well-presented SIX BEDROOM HMO, mid terrace property TENANTED FOR THE NEXT ACADEMIC YEAR at £45,210 (c7.6% Yield) inclusive of bills. Positioned in a central location here in Fallowfield off Wilmslow Road. The property is close to several schools, local amenities on Wilmslow Road, Platt fields park and is ideally located for transport links to Media city, Manchester Airport and Manchester City Centre. The well-planned accommodation over four floors comprises of; an entrance hall, lounge to the front aspect, fitted kitchen/dining room with access out into the rear enclosed courtyard, access down into the useful chamber cellar can also be found via a door off the kitchen. A three-piece shower room completes the ground floor. To the first floor the landing reveals three good sized bedrooms and a white three-piece bathroom. Whilst to the second floor there are a further three good sized bedrooms. The property benefits from gas fired central heating, high ceilings throughout and a rear enclosed courtyard.

Please note A certificate of lawful use (C4 Usage) has been granted for the property.





EPC Chart



Tenure: **Freehold** Council Tax Band: **C**



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