



62 Moseley Road, Fallowfield  
Manchester

£465,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 62 Moseley Road

Fallowfield, Manchester

Council Tax band: D

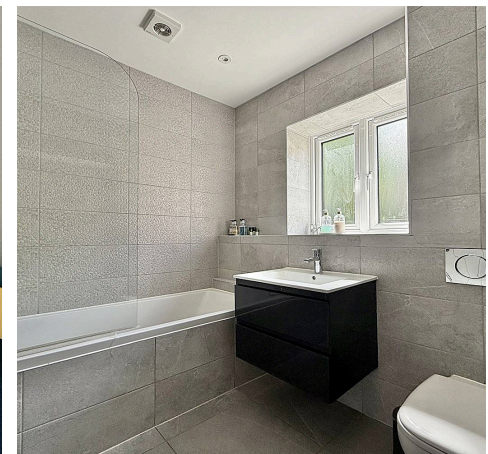
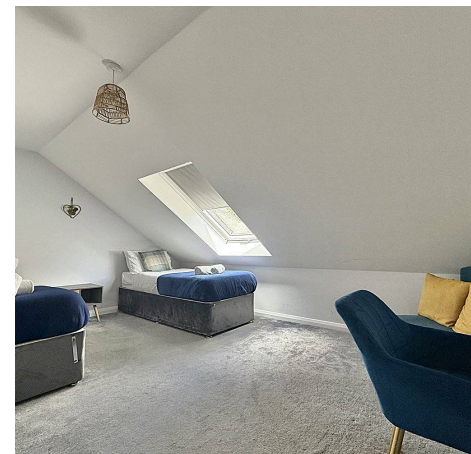
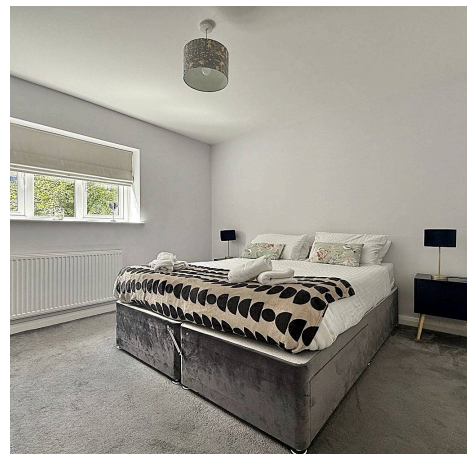
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- To Be Sold with Tenants in Situe and Achieving a Rental Yield of 6.5%
- A Stunning and Highly Impressive Newly Built Semi Detached Property
- Measuring a Generous 1327 SQ FT Over Three Floors
- Light and Airy, Modern Open Plan Living/Dining Kitchen
- Four Good Sized Double Bedrooms, En Suite Shower Room and Stylish Family Bathroom
- Off Road Parking and a Southerly Facing Landscaped Rear Garden
- Close to Local Amenities and Excellent Transport Links
- Offered to the Market with No Vendor Chain

Situated on the border of Withington and Fallowfield the house is very conveniently located for commuting into the city centre, and particularly well situated for ease of access to both University and Hospital complexes at Christie's and Manchester Royal Infirmary. There are many buses routed along Wilmslow Road travelling directly into Manchester and nearby Princess Road again offers direct routes to the city centre and the national motorway network. The centre of Fallowfield caters for everyday shopping requirements and there is a wide range of cafes, bars, pubs and restaurants for all tastes. Schools and recreational facilities in the area are good.



# 62 Moseley Road

Fallowfield, Manchester

ATTENTION INVESTORS, to be sold with the tenants in situ and currently achieving a rental yield of 6.5%. A rare and unique opportunity to purchase a newly built semi detached property in an ideal location and only moments from local amenities and excellent transport links.

The property offers four large double bedrooms and a stylish and well presented finish throughout. Off road parking for multiple vehicles and a landscaped rear Southerly facing garden. Internally the property comprises of; welcoming entrance hallway with a useful downstairs W/C. A stunning and immaculately presented modern open plan living/dining kitchen, boasts an impressive 27 ft in length, with stylish units complete with integrated appliances and french doors overlooking the rear garden. A utility room completes the ground floor.

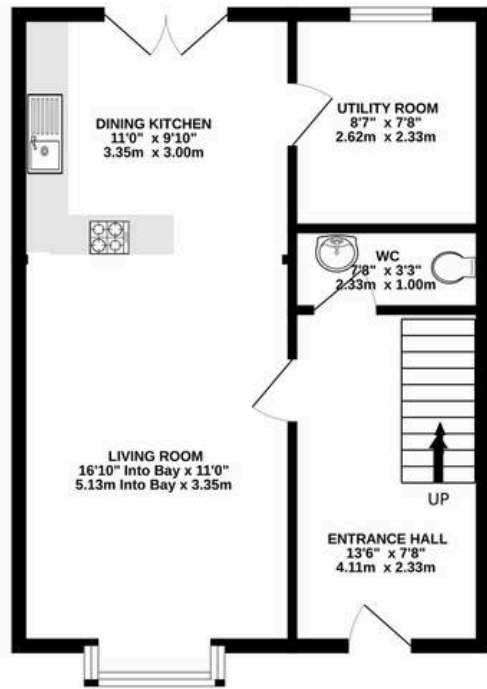
To the first floor there are two good sized double bedrooms, the principal bedroom is particularly large in size and benefits from a contemporary three piece en suite. A stylish bathroom suite serves the other three bedrooms.

To the second floor there are a further two double bedrooms, both benefiting from attractive sky lights which allow an abundance of natural light.

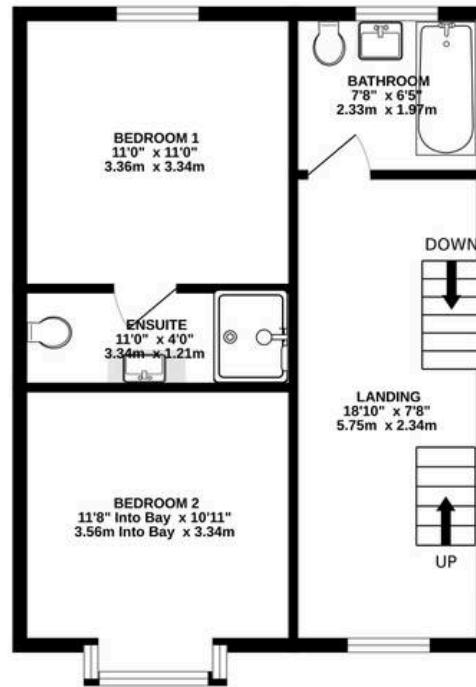
Externally to the front there is off road parking for multiple vehicles, whilst to the rear of the property there is a landscaped Southerly facing garden with fenced boundaries and artificial lawn.



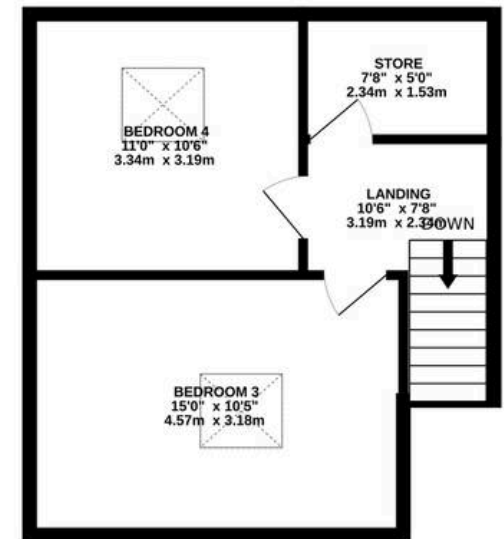
GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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