



*jordan* fishwick

FALLOWFIELD  
Victoria Road



**Victoria Road,  
Fallowfield, M14 6DA**

**£460,000**



## The Property

INVESTMENT OPPORTUNITY, CURRENTLY LET TIL JUNE 2026 at £2709pcm excluding bills. An extended and spacious five bedroom fully licenced semi detached property currently let to five individuals, located close to the the centre of Fallowfield village and with excellent transport links, the property is well placed for local amenities and universities. Comprises: Entrance hall, double bedroom, lounge/dining room/kitchen further double bedroom and shower room. To the first floor: three double bedrooms, single bed (not let) and bathroom. Paved driveway to the front and side whilst to the rear there is a brick built annex (not let) with lounge/bedroom, kitchen and shower room with the potential to add further income.

## Directions

M14 6DA



- Five bedroom semi detached
- Currently let till July 2026
- Producing £32,500pa with potential to increase
- Detached brick built annex
- Two shower rooms
- Ample off road parking
- Great Location
- Fully licenced

**Postcode - M14 6DA**

**EPC Rating - D**

**Floor Area - 1264.00 sq ft**

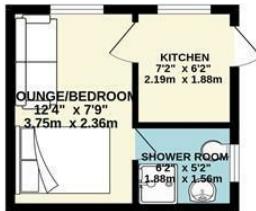
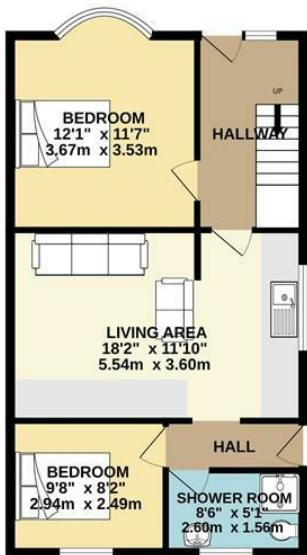
**Local Authority - Manchester City Council**

**Council Tax - C**



GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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