



**2 Bed Flat**

**£184,999** Leasehold

Ladybarn Road, Manchester, M14

**Key Features**

2 Double Bedrooms • Victorian Conversion • Period Features • Ground Floor • Parking  
• Village Centre • Tenanted until 30.06.2023 • New boiler installed 2023

## Full Description

Currently tenanted until the 30.06.2023 at £895 per month

We are please to offer this Victorian conversion ground floor floor flat in prime location of Fallowfield. The flat comprises of entrance hallway, specious lounge, separate kitchen, two double bedrooms and a modern three piece bathroom suite.

The flat benefits from off street parking and is a stone throw from Sanisbury's and the local amenities Fallowfield has to offer. A new boiler was installed in January 2023 which benefits from an extended warranty.

Lady Barn Road, Fallowfield  
Total Approx. Floor Area 679 Sq.ft. (63.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

