



6 Bed Semi-Detached

£430,000 Freehold

Parrs Wood Road, Manchester, M20

**Key Features**

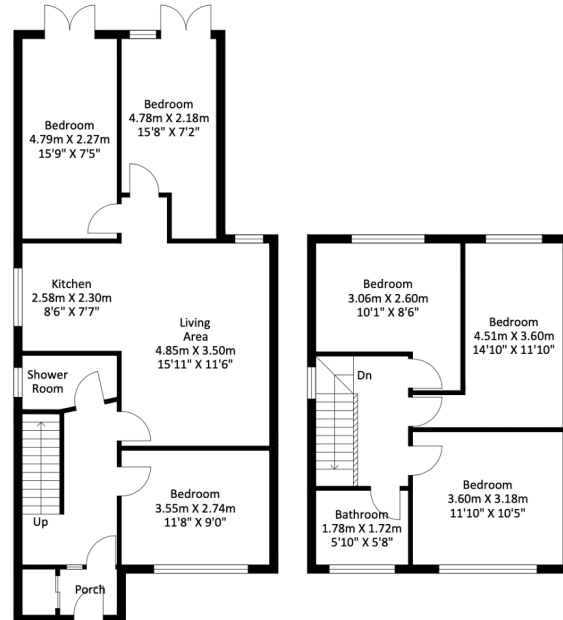
6 Bed HMO • Let for academic year 2022 - 2023 • Fantastic Location • Ideal for student lets • Semi detached • £33,487.89 Gross Income

## Full Description

Townhouse are pleased to offer this superb bedroom, semi-detached HMO located on Parris wood Road. The property has been let for the next academic year (1st July 2022 - 30th June 2023).

The property has fantastic transport links with regular buses into the city and the universities. The property briefly comprises of a large fully equipped open plan living space, spacious well furnished double rooms, 2 bathrooms, garden at the back with off road parking.

Fantastic buy-to-let opportunity please contact Townhouse today to arrange a viewing or request further information.



Ground Floor  
Approximate Floor Area  
764.23 sq. ft  
(71.0 sq.m)

First Floor  
Approximate Floor Area  
489.75 sq. ft  
(45.50 sq.m)

Approximate Gross Internal Area = 116.50 sq m / 1253.99 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		