

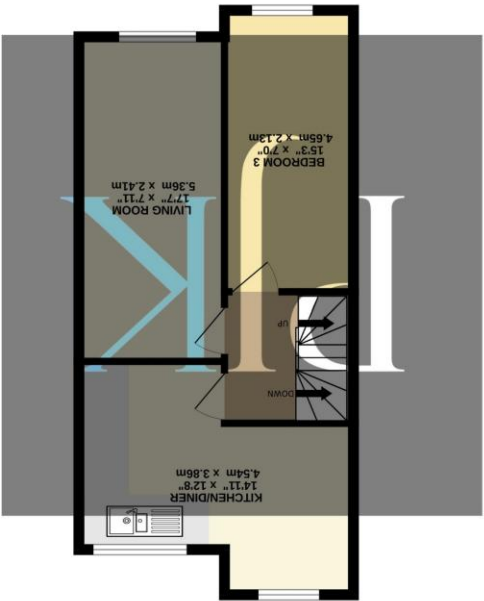
These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

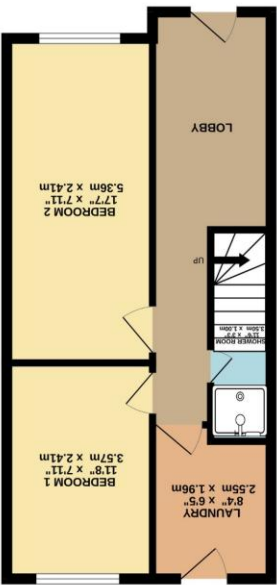
Made with Metropix 5/2025



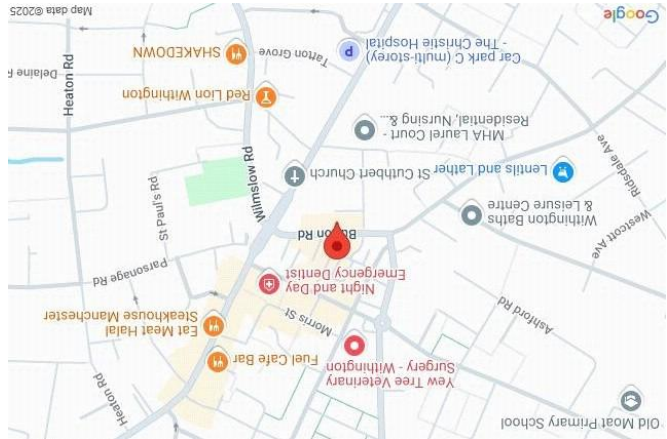
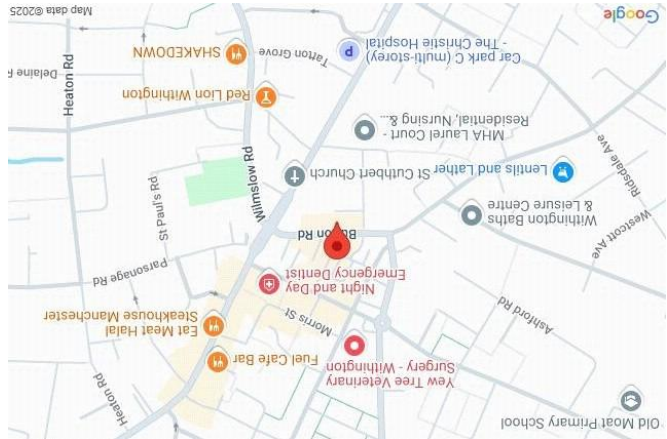
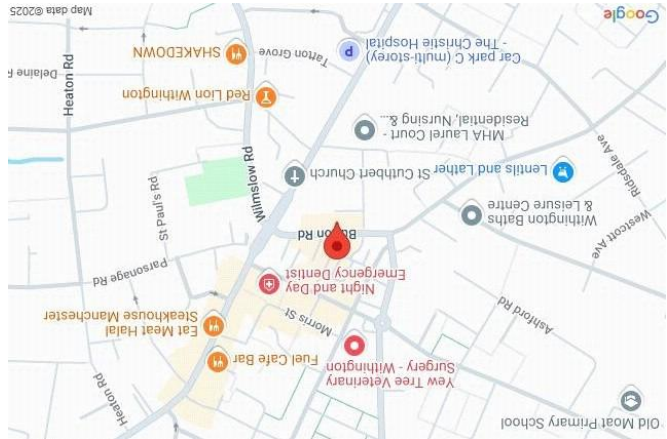
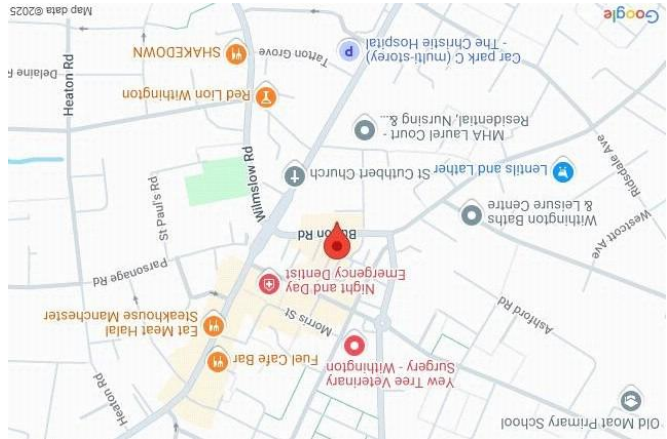
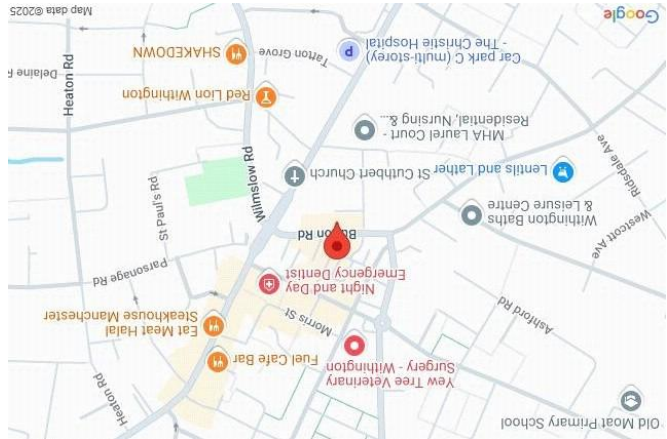
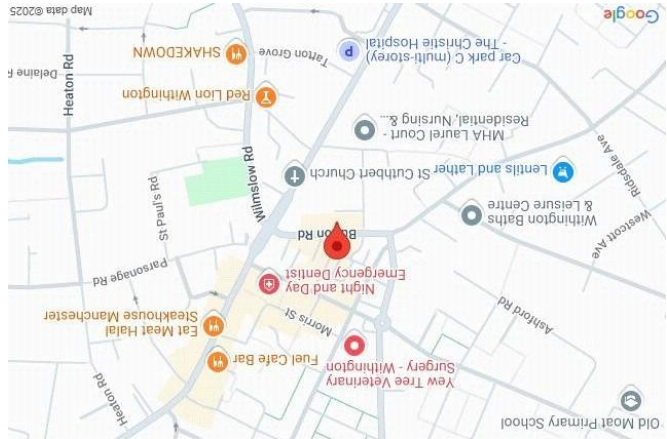
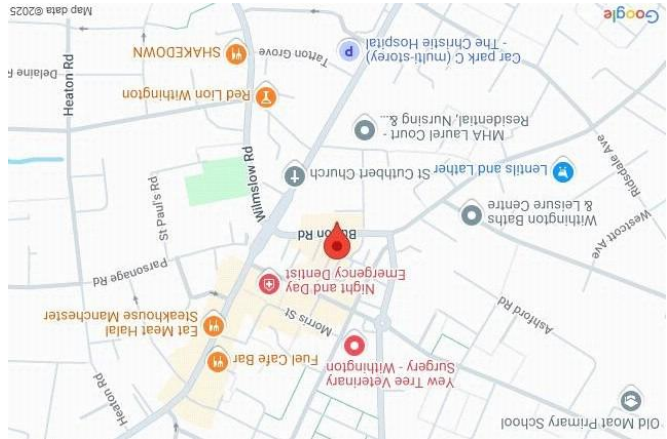
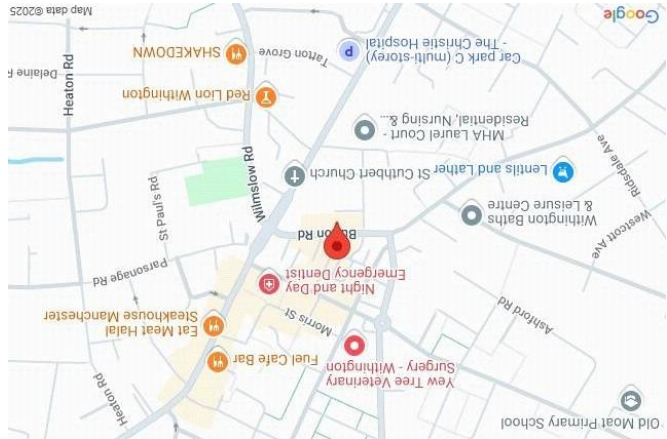
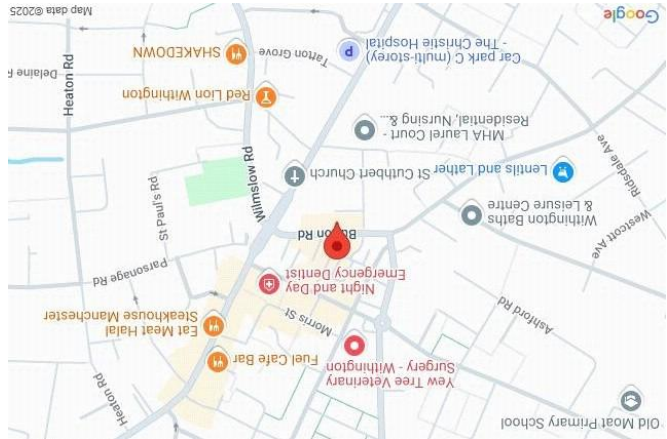
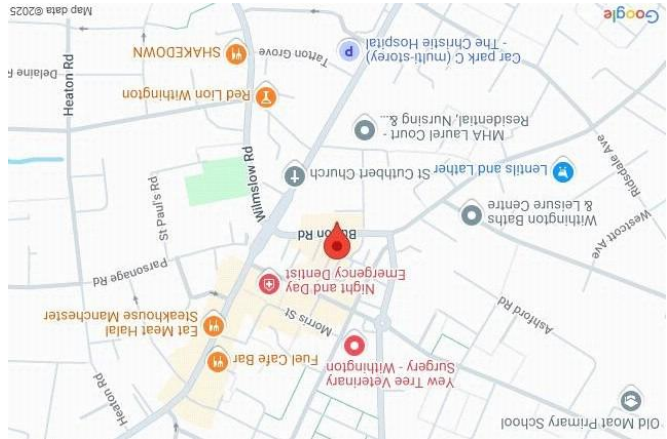
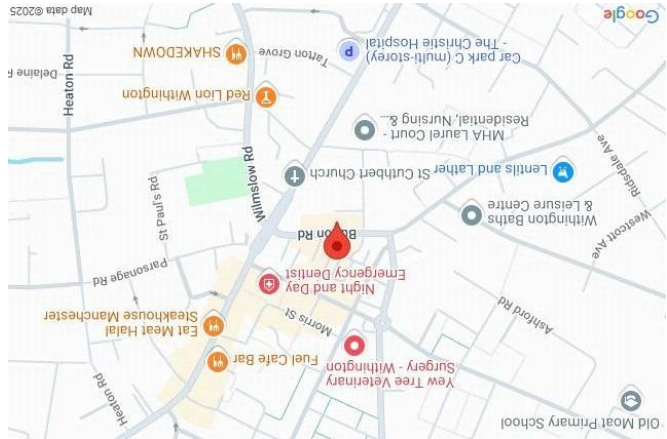
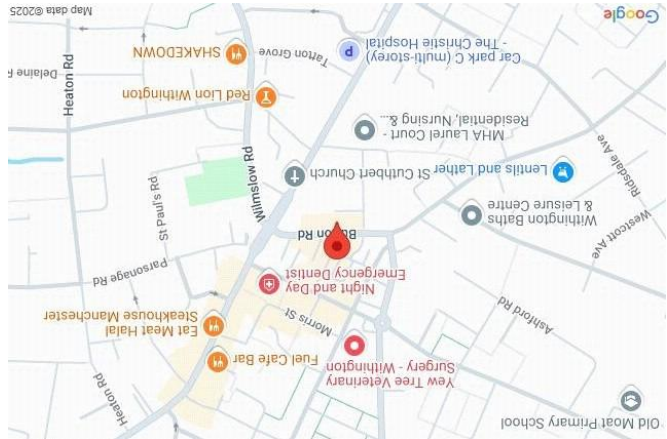
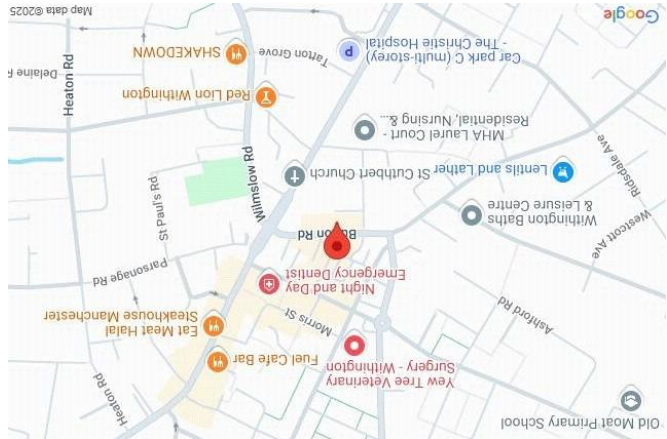
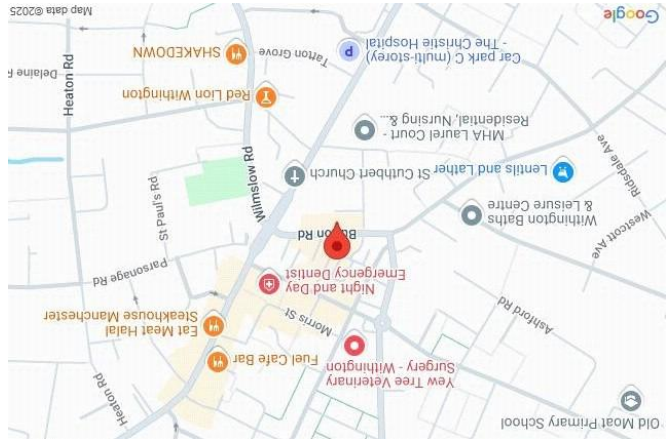
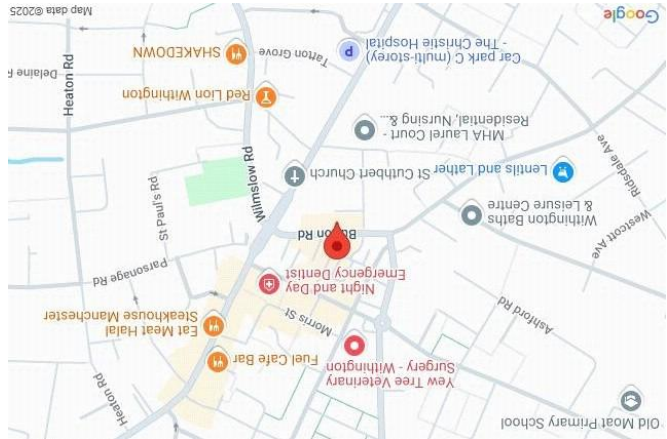
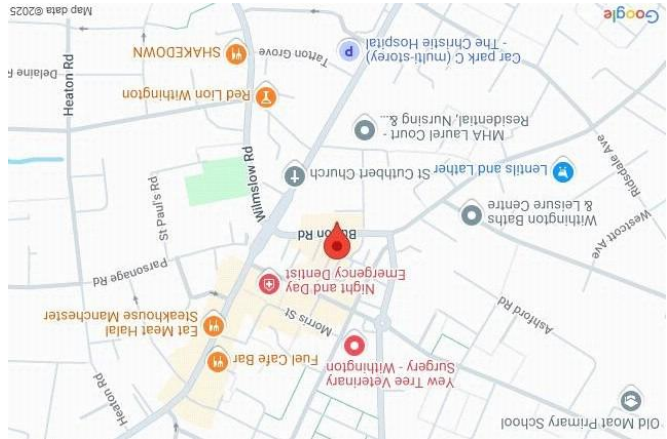
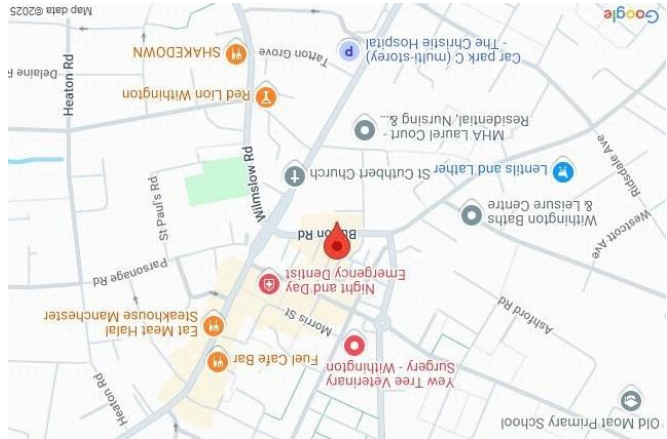
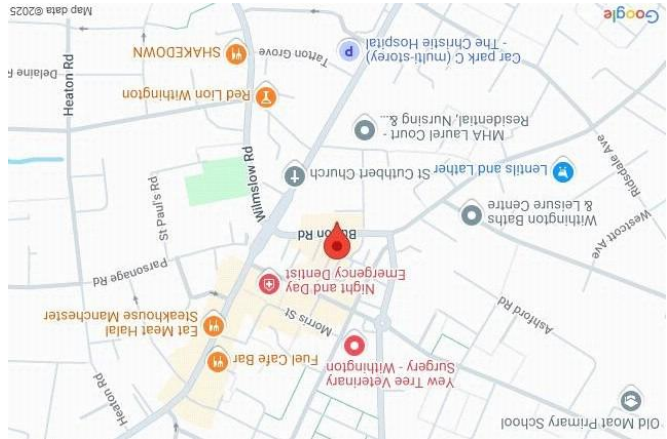
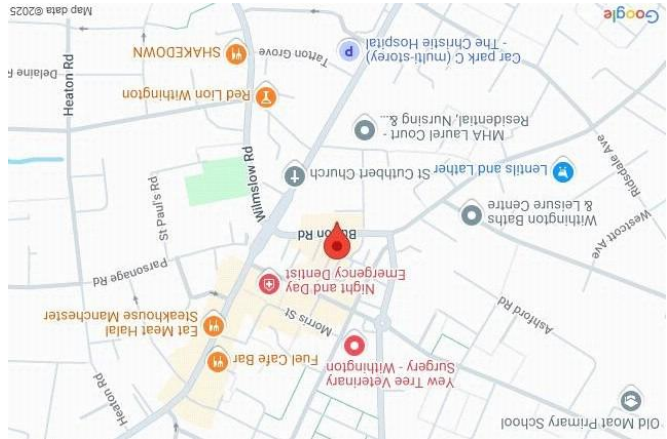
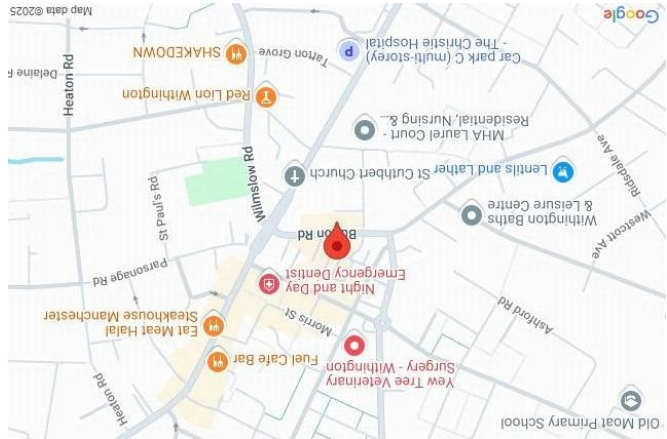
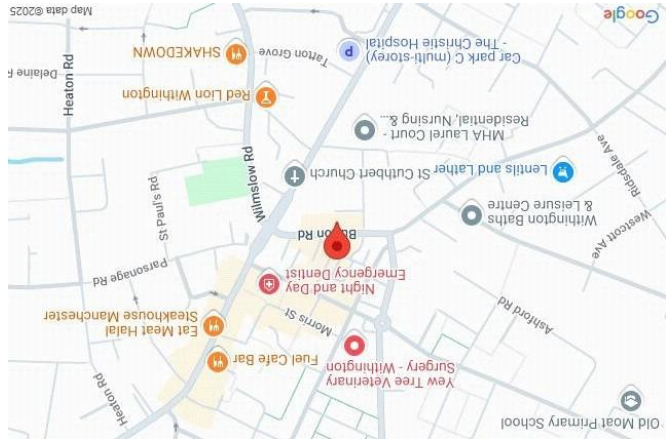
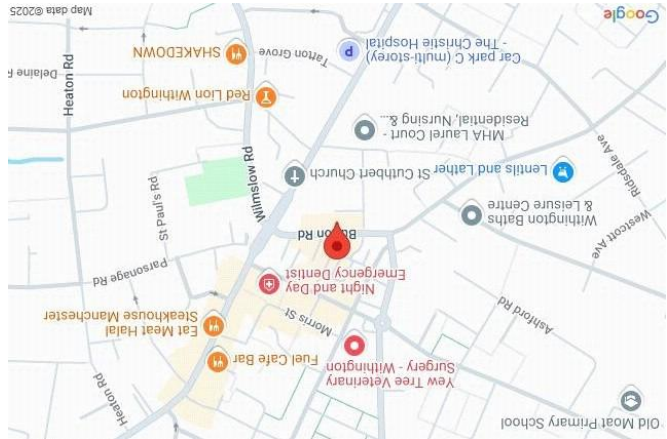
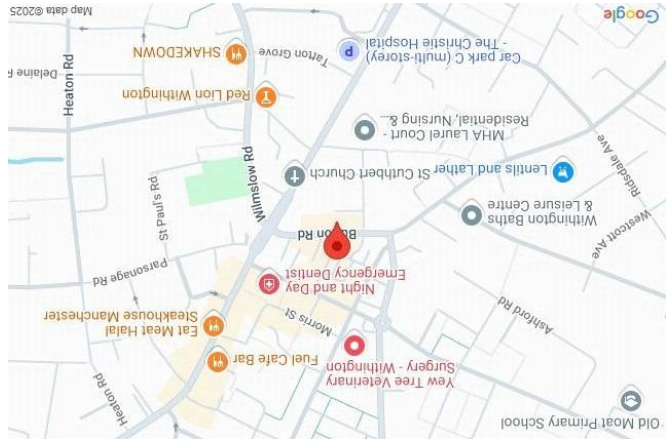
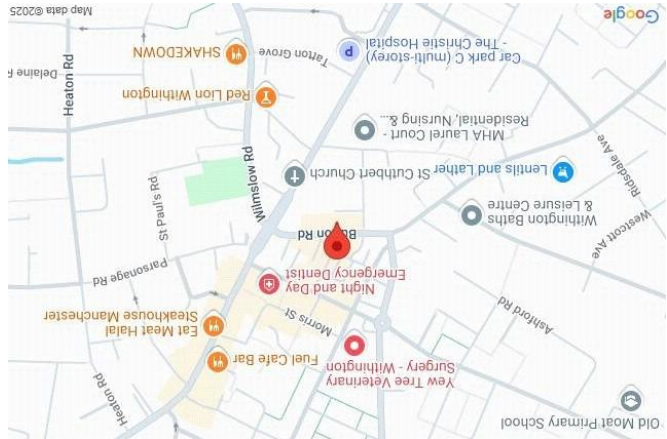
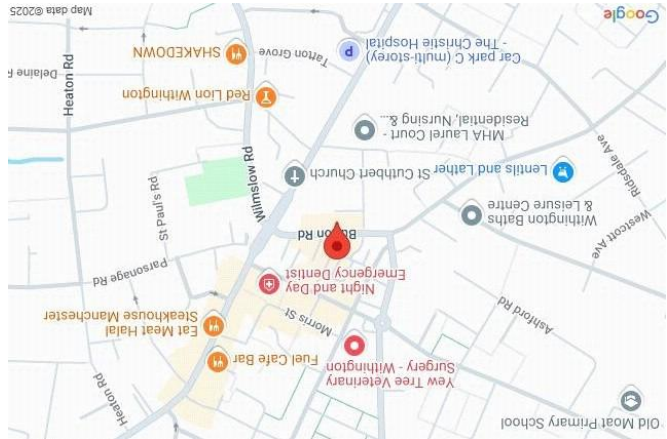
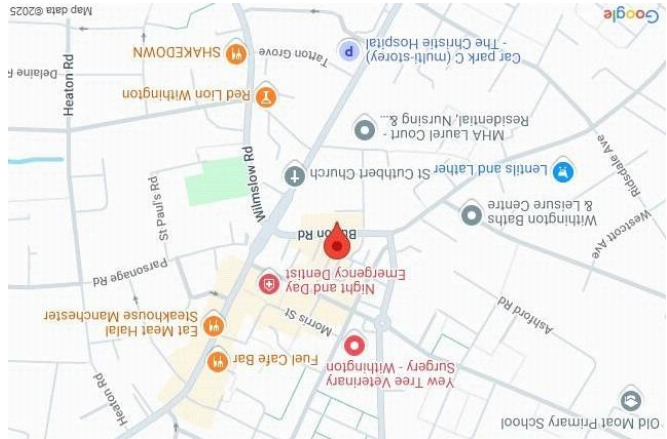
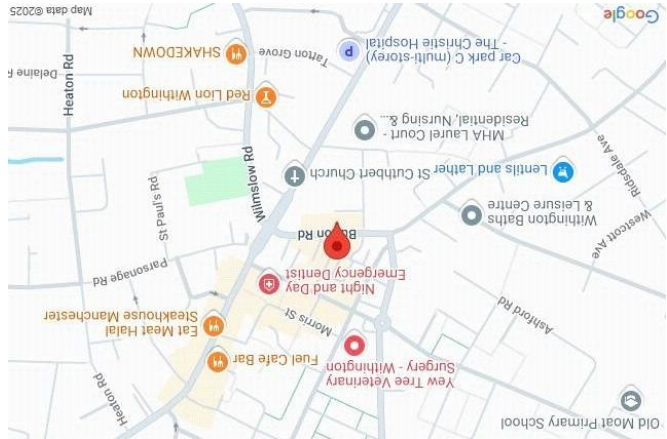
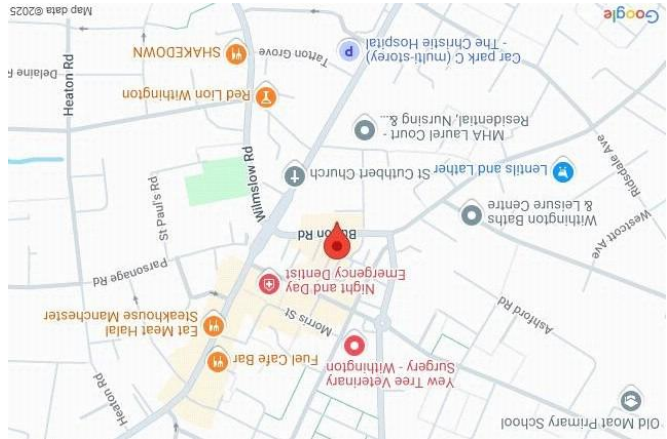
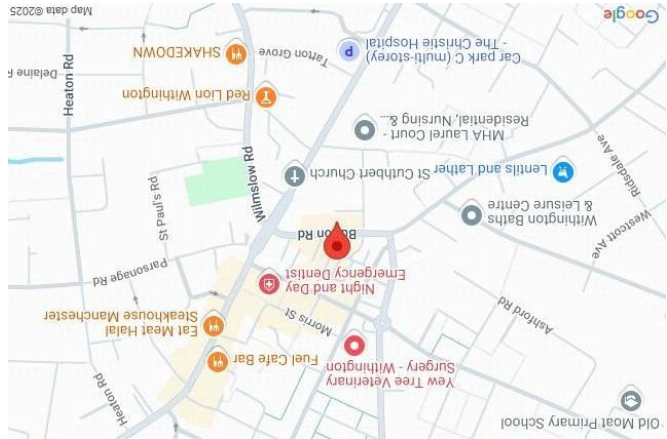
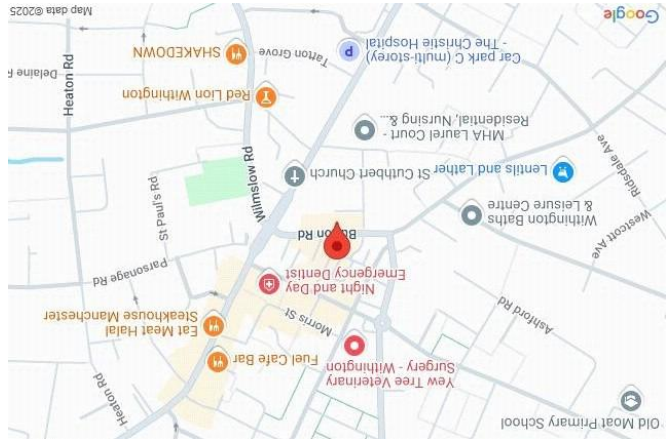
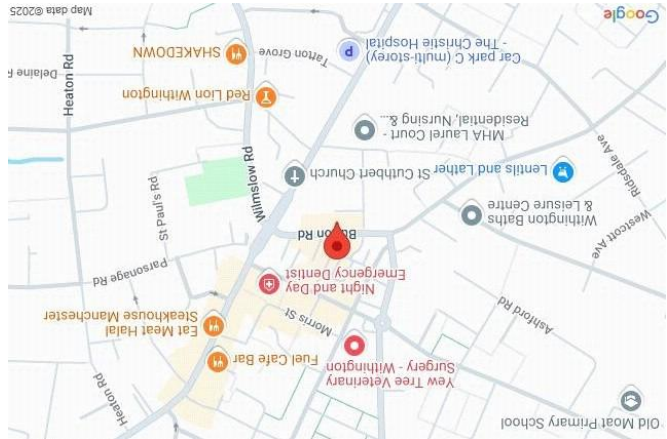
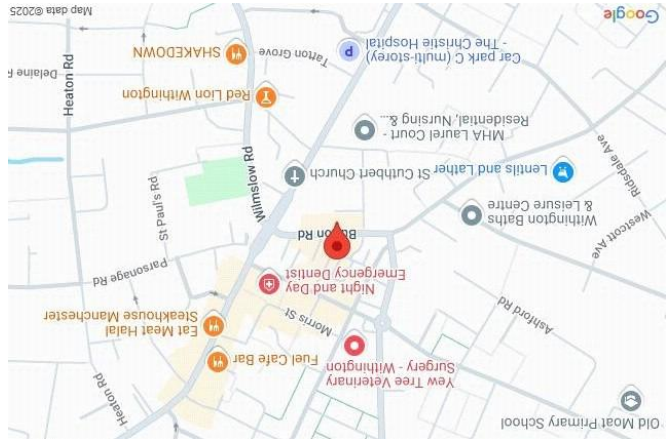
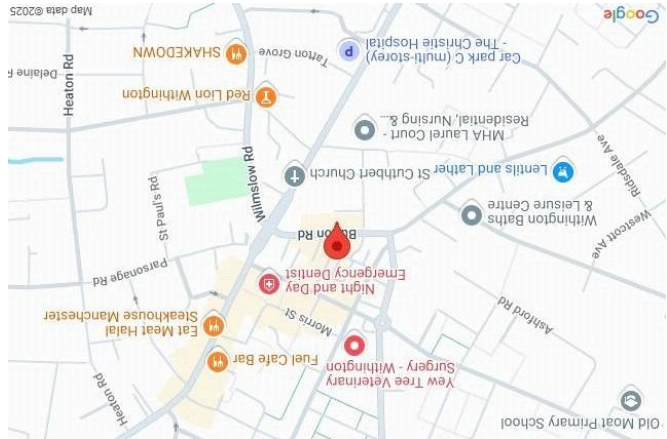
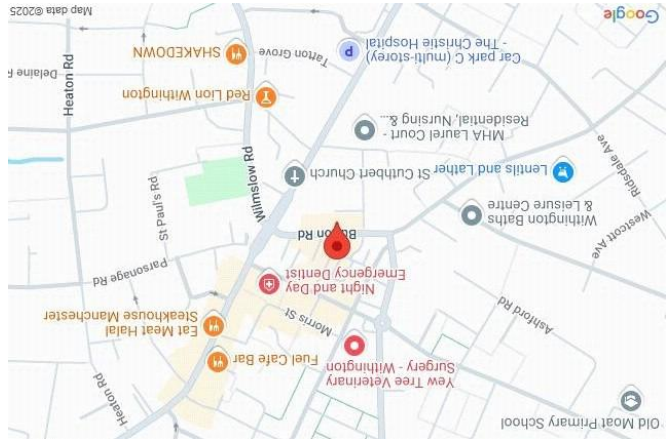
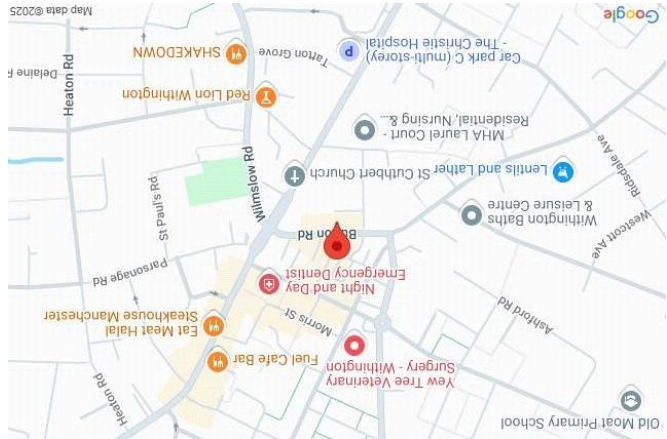
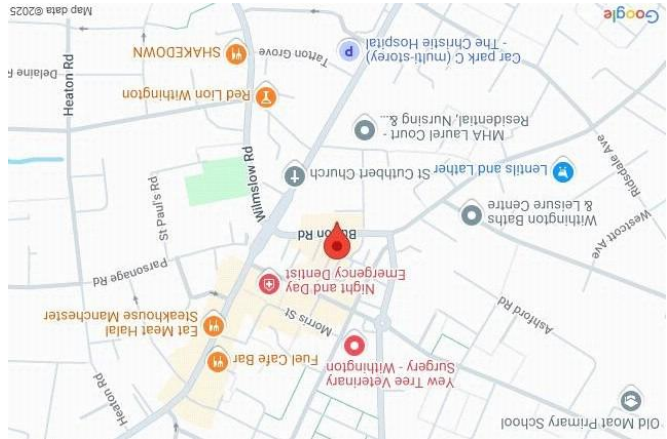
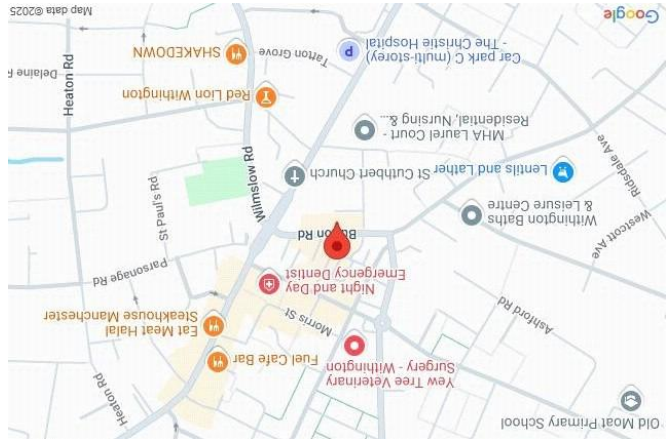
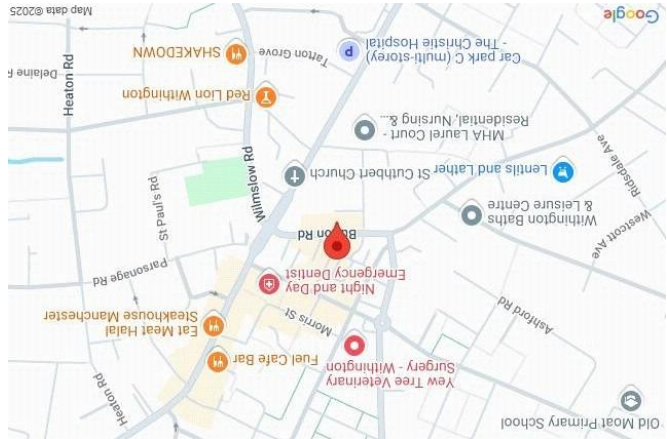
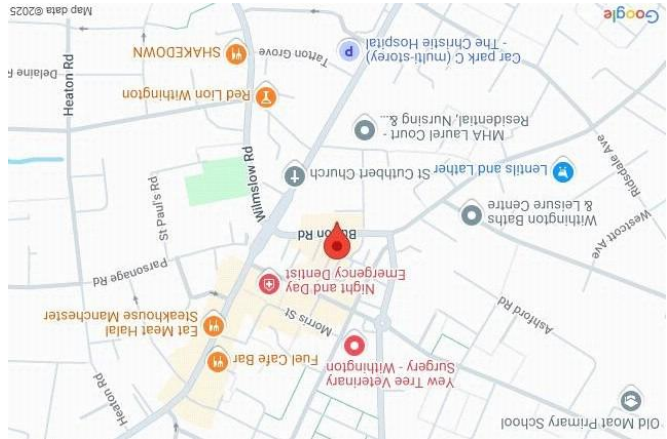
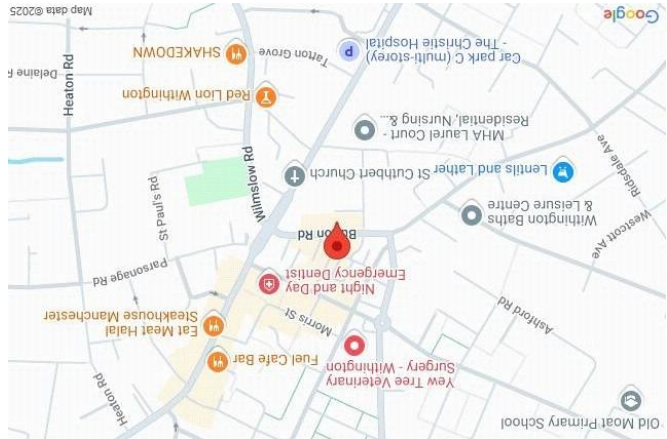
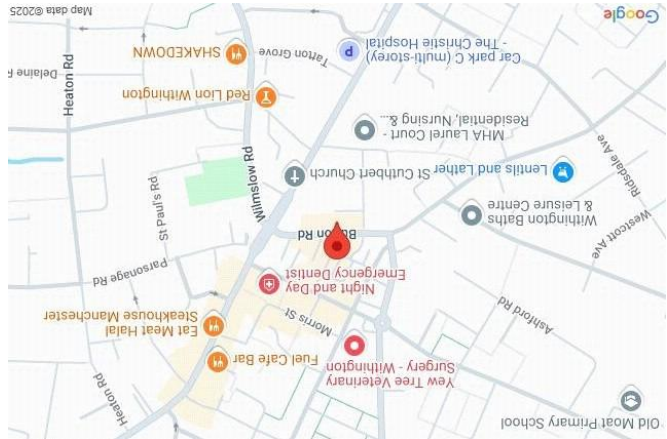
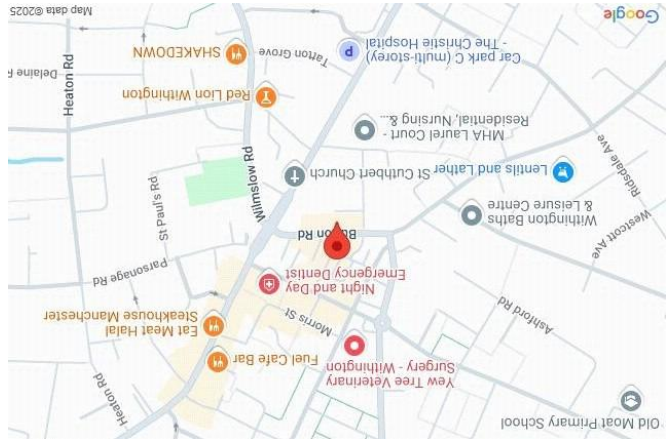
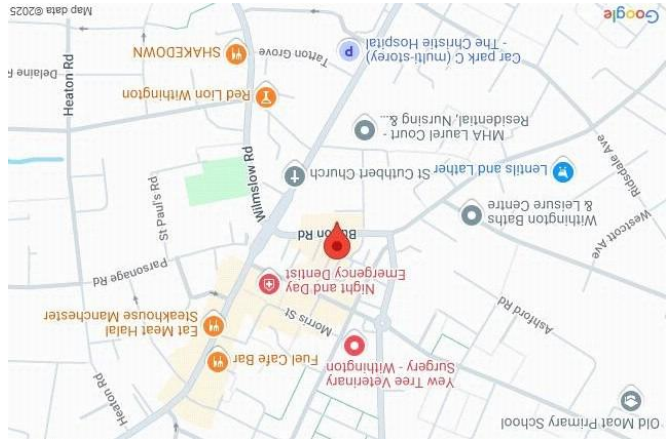
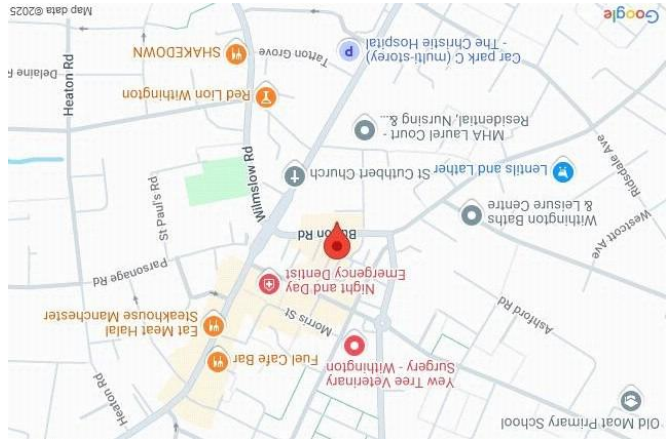
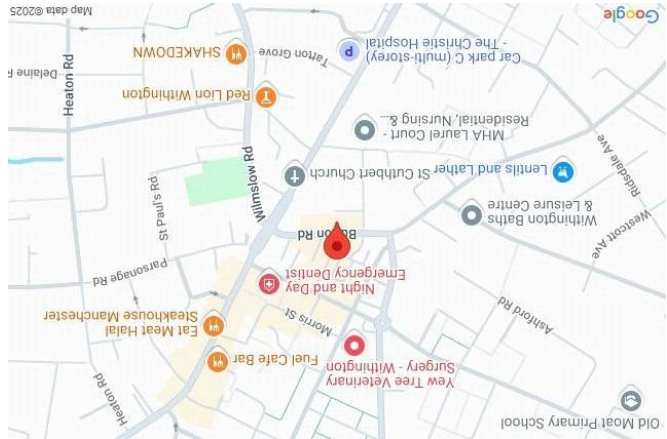
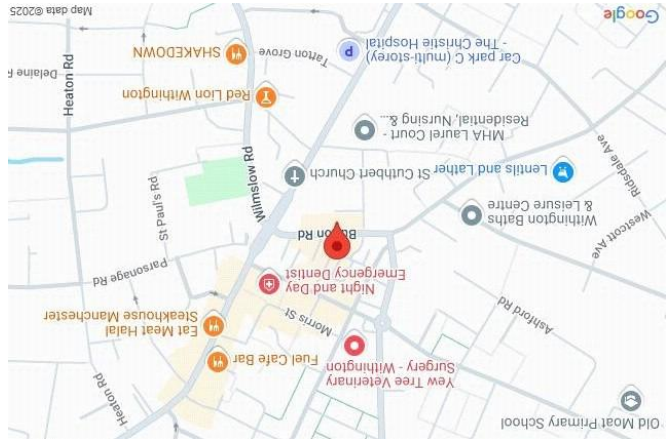
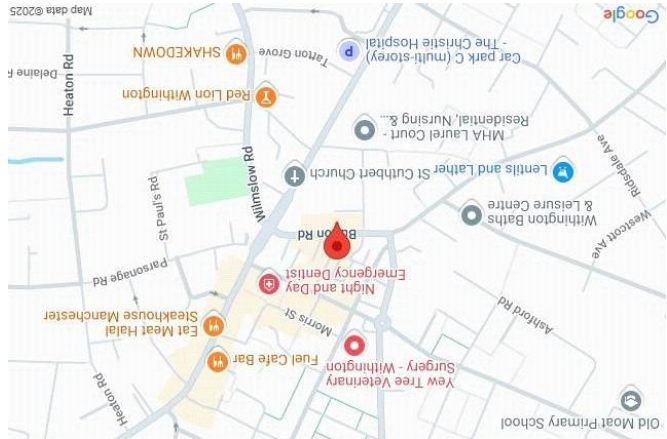
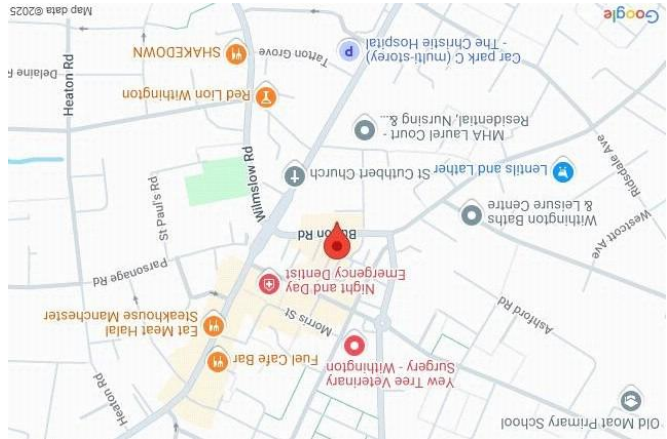
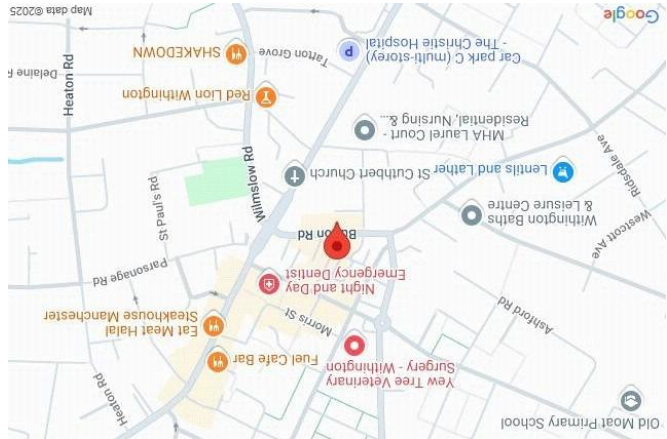
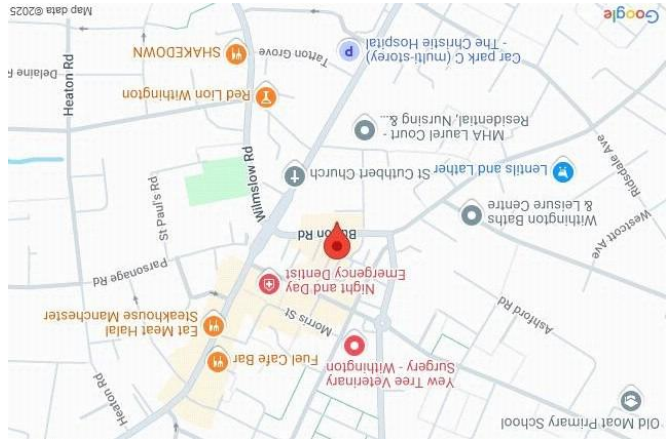
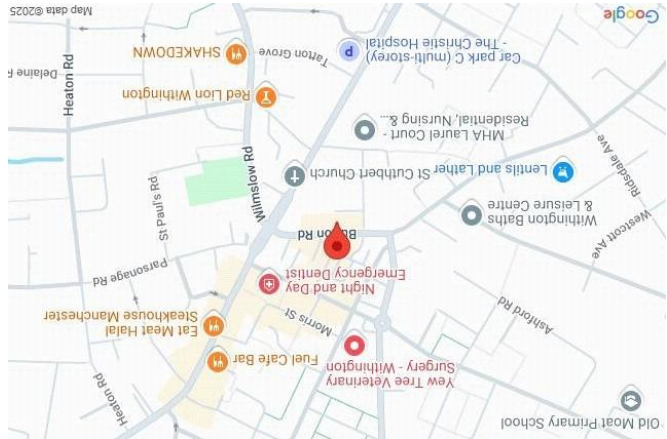
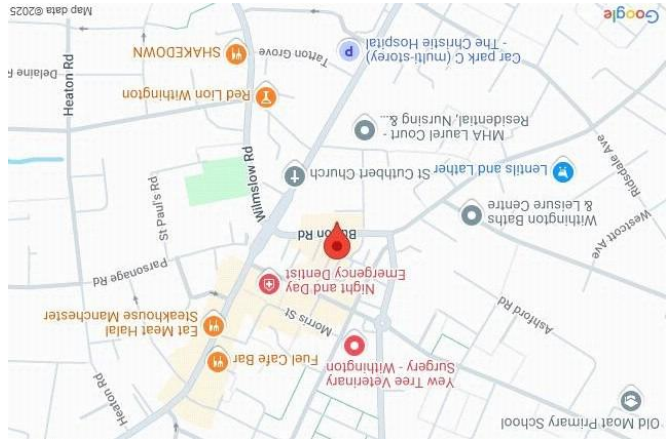
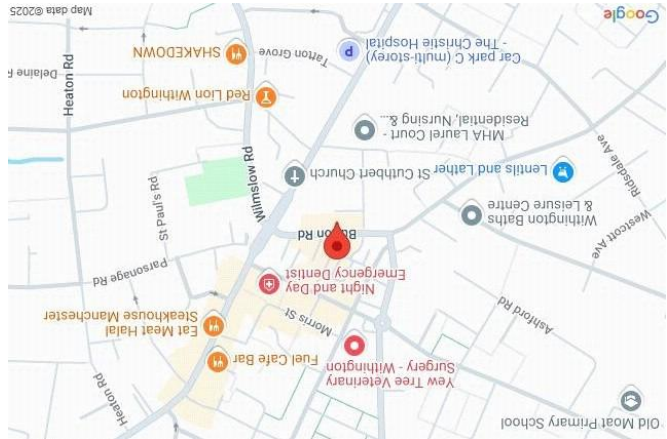
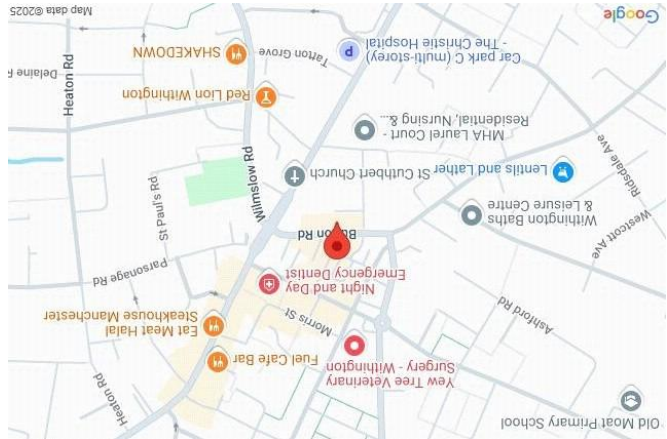
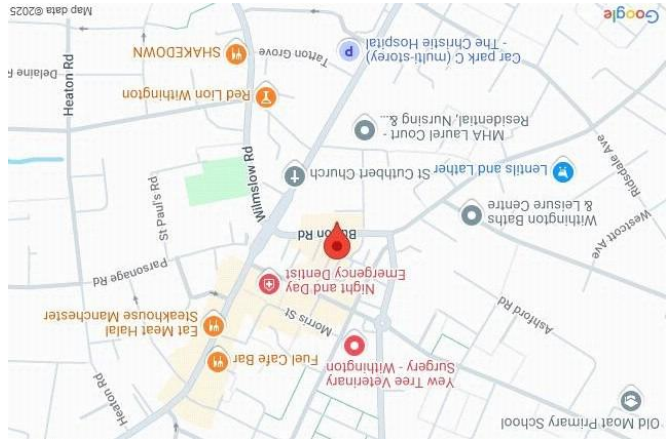
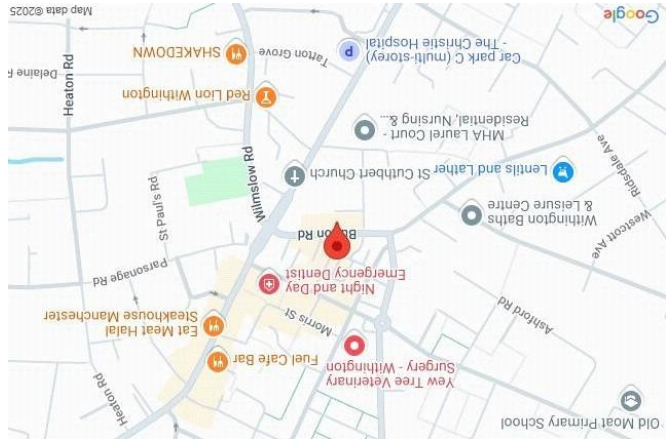
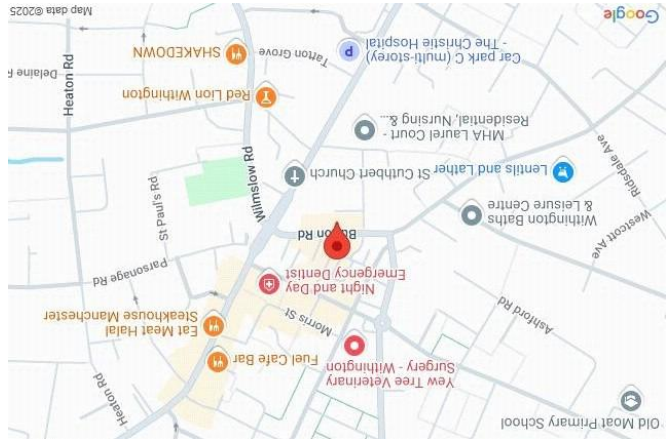
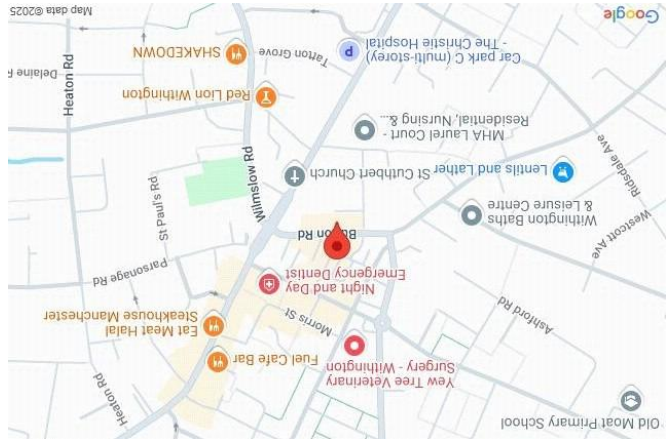
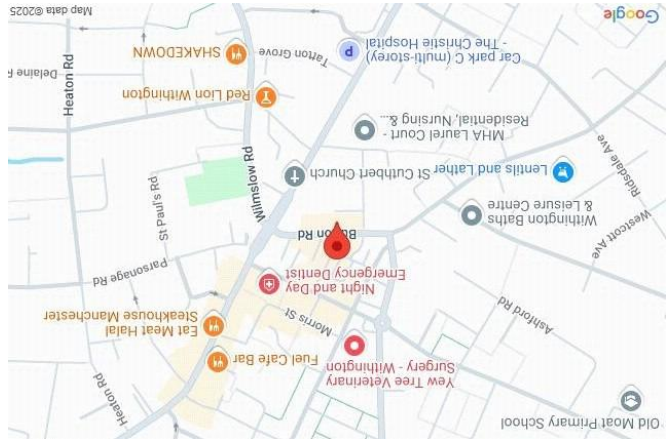
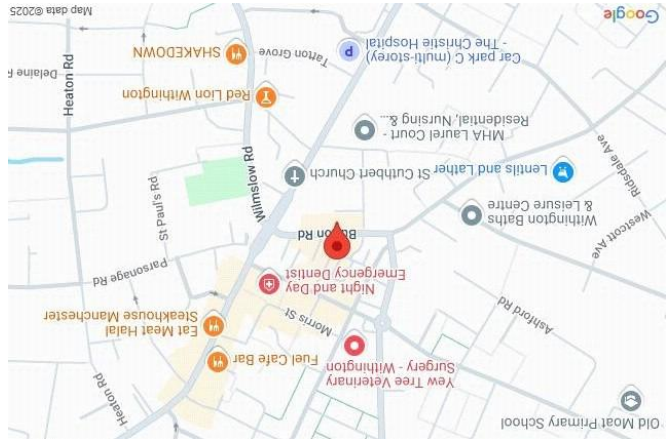
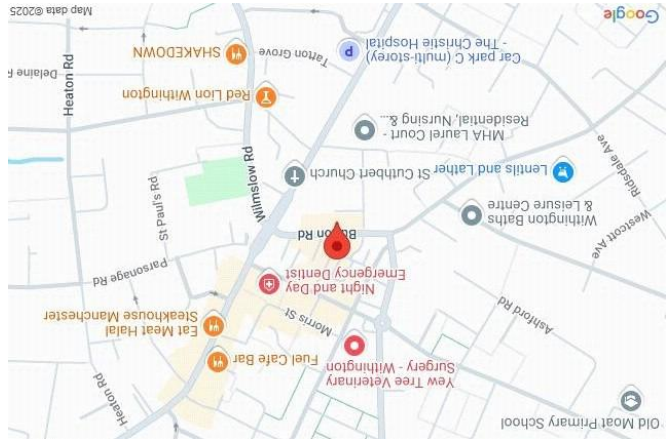
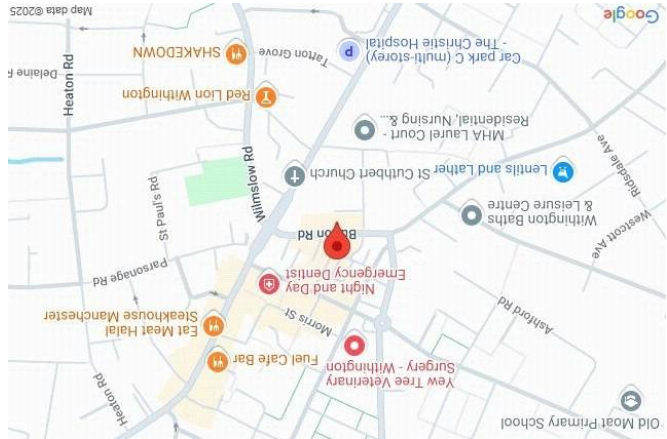
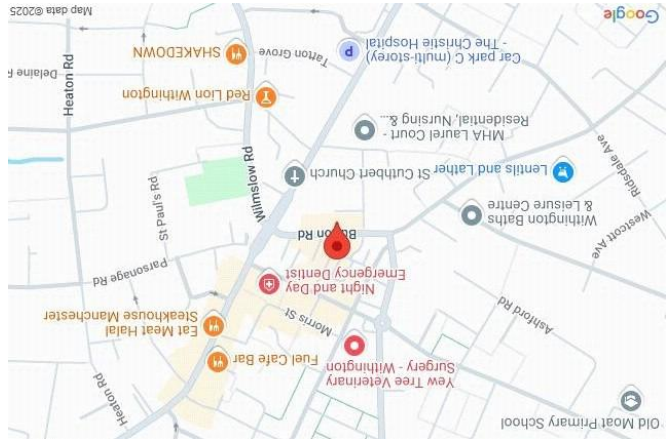
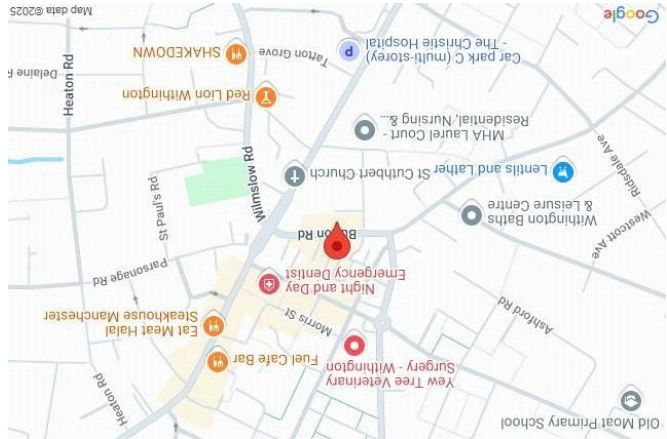
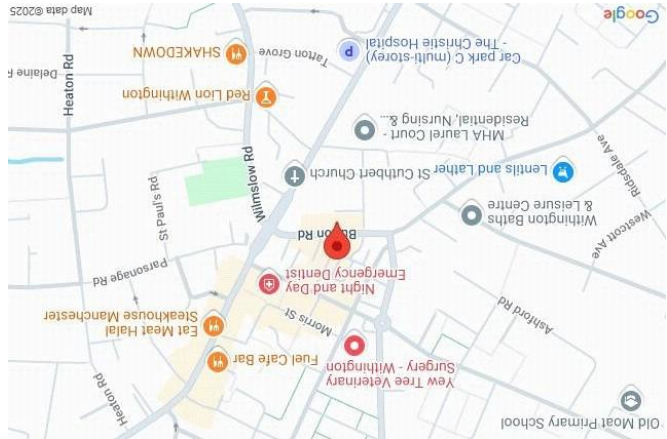
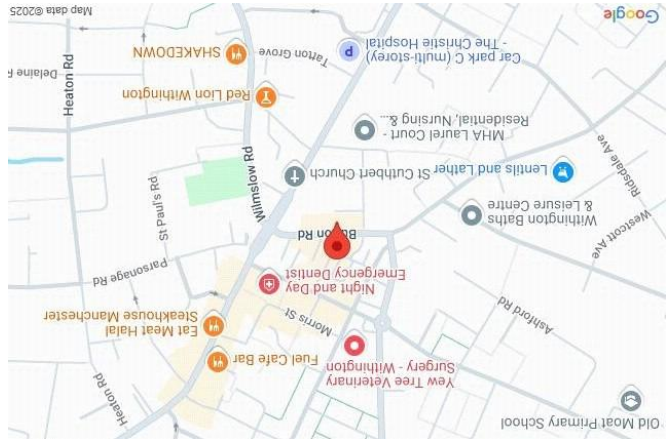
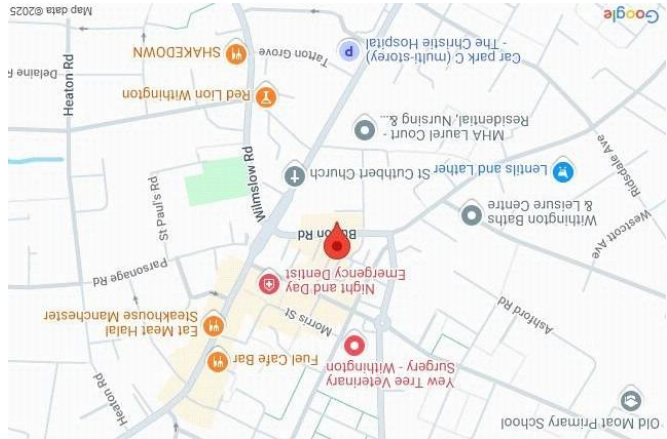
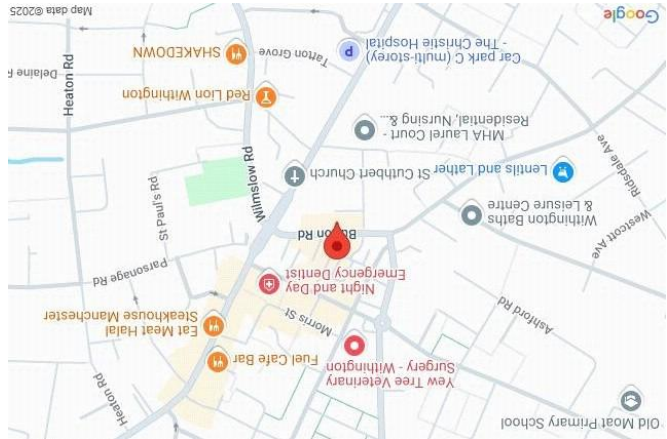
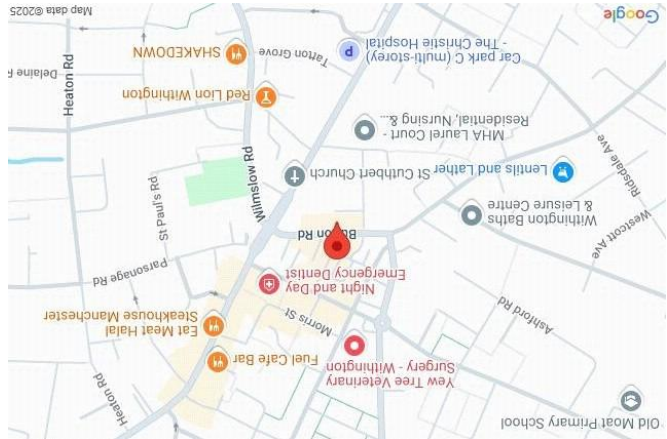
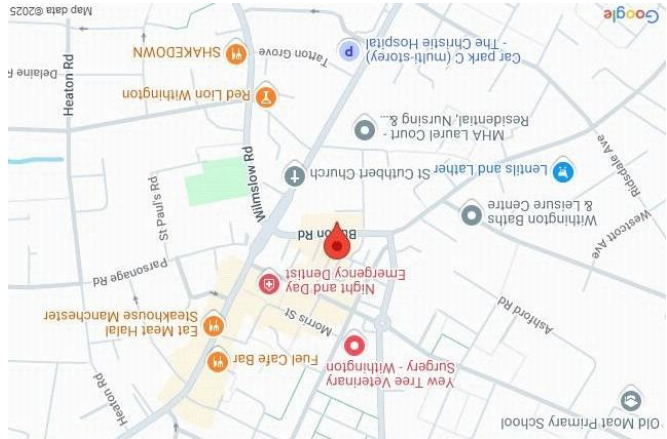
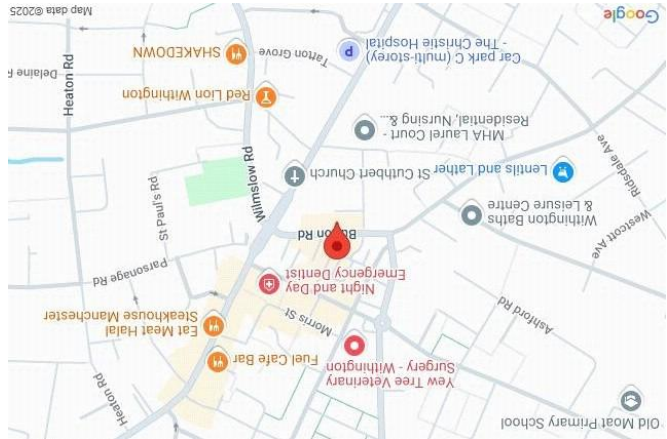
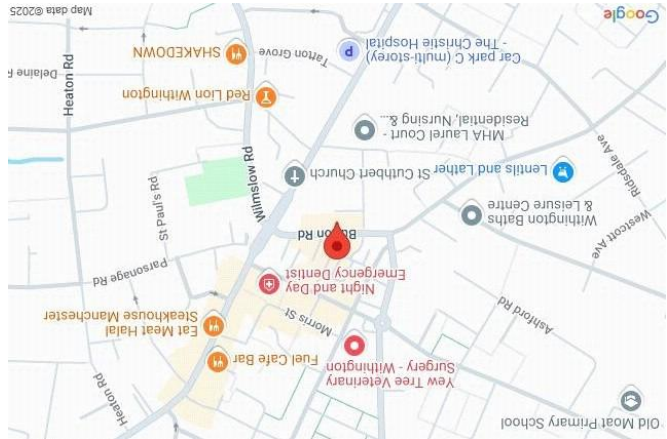
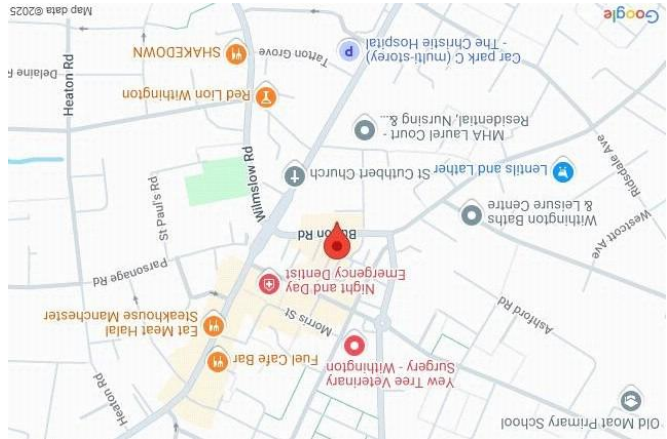
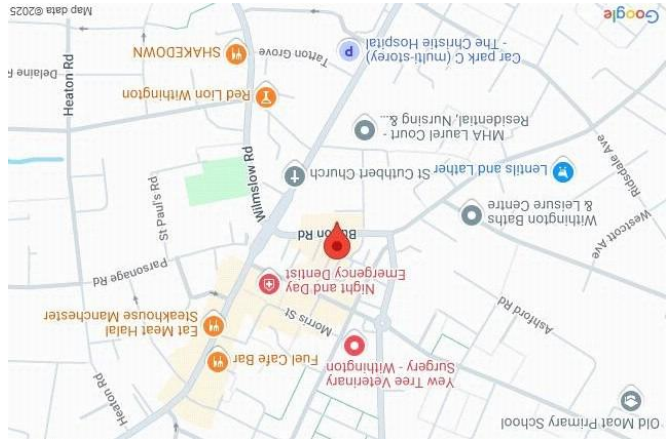
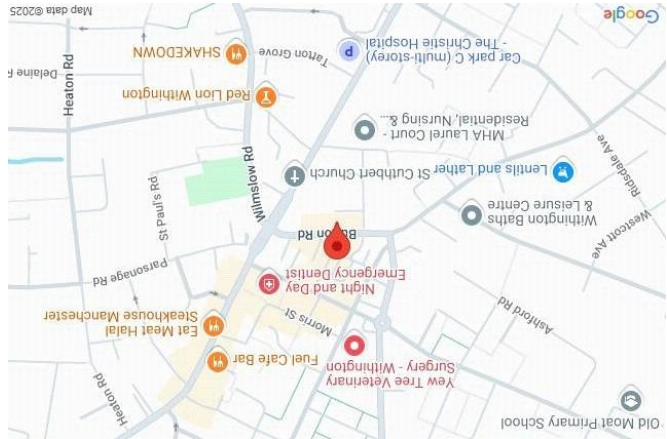
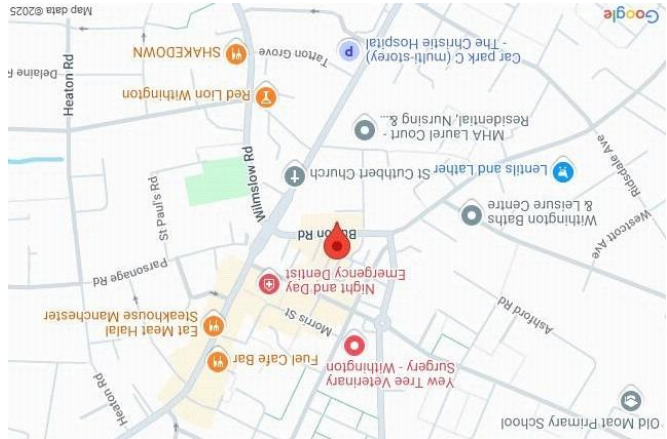
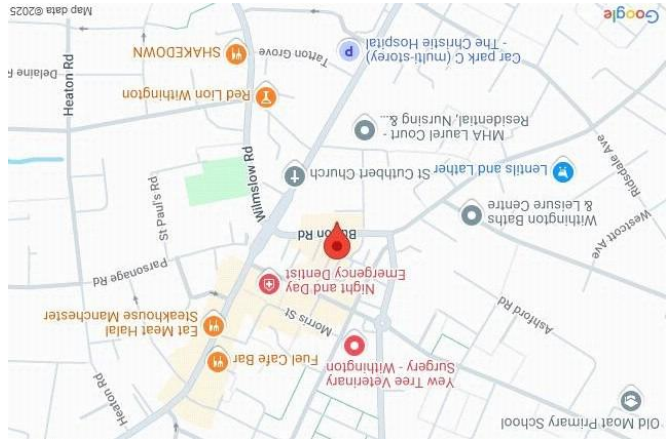
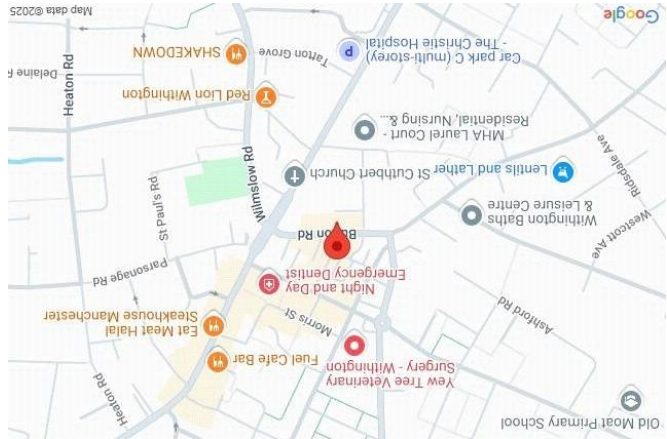
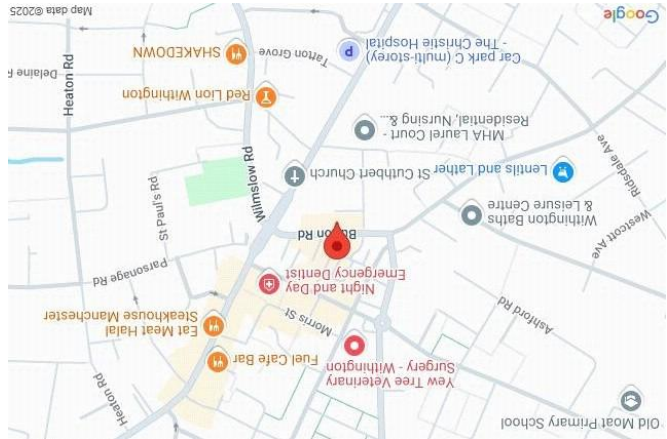
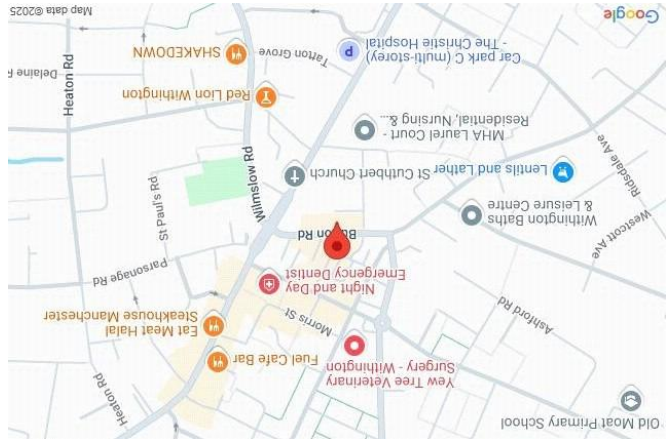
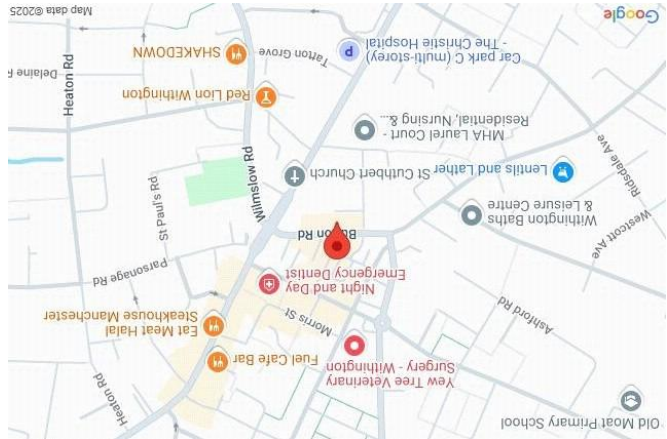
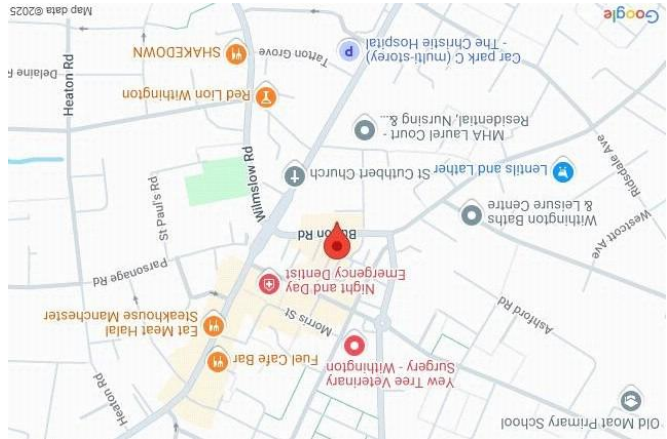
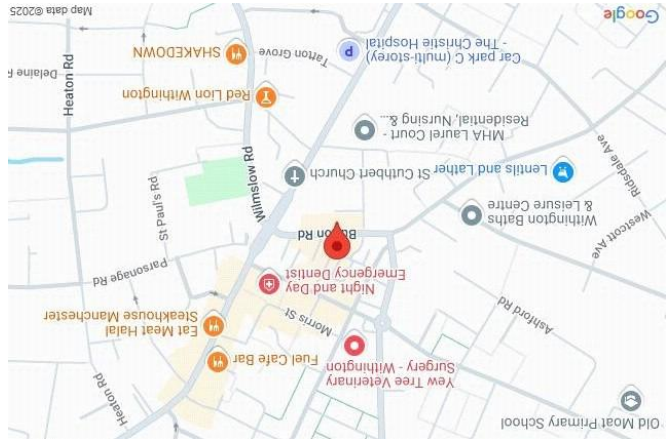
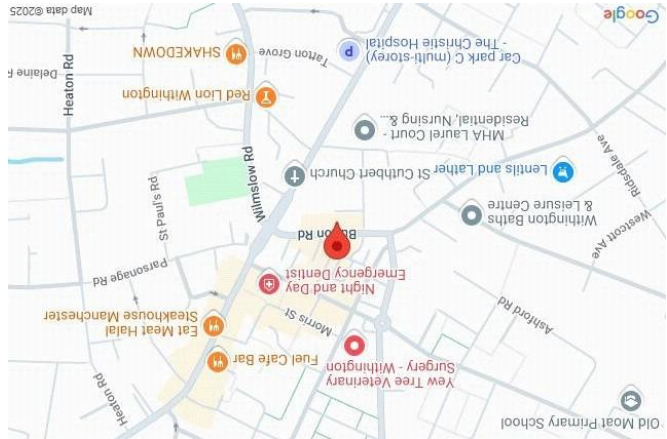
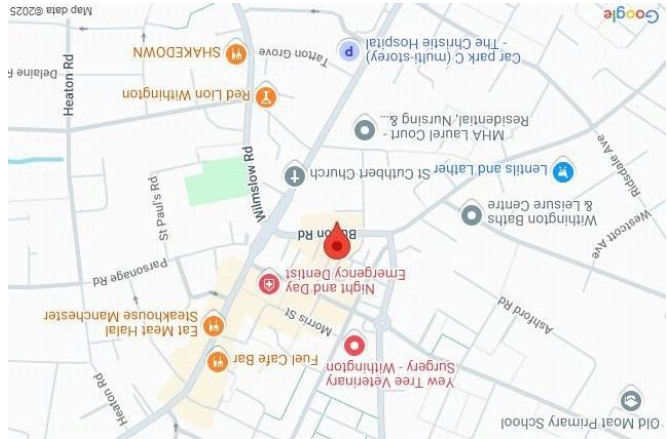
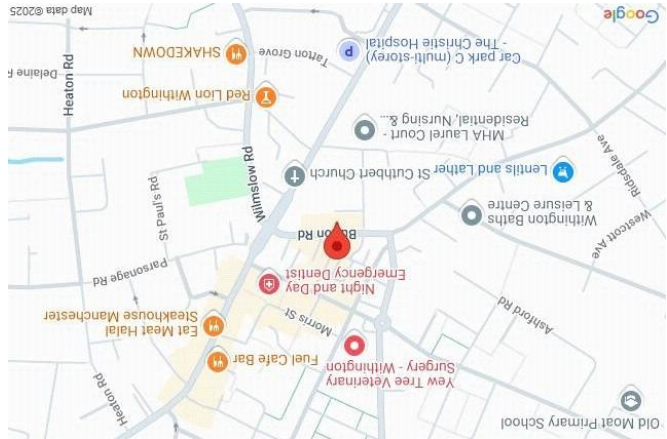
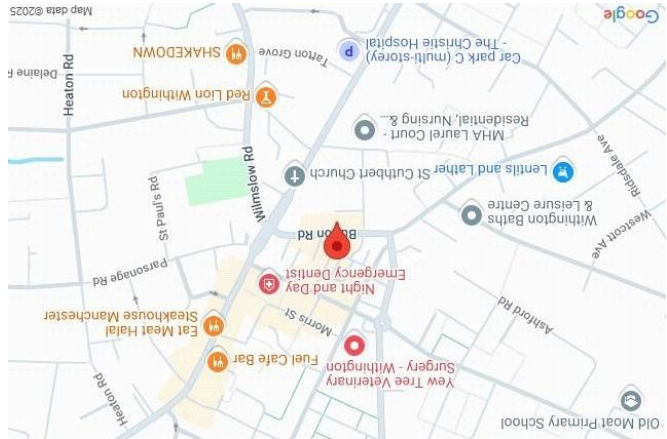
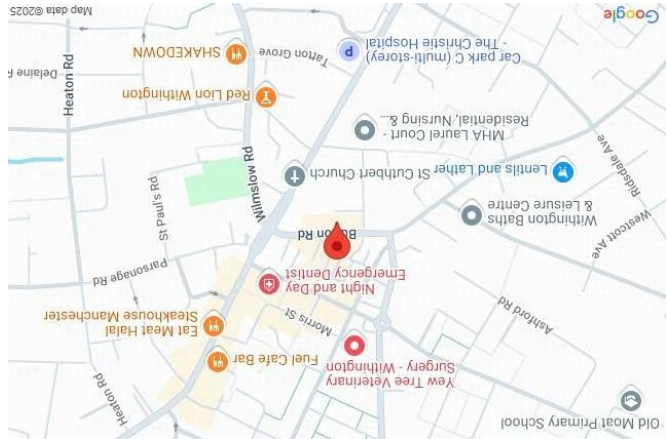
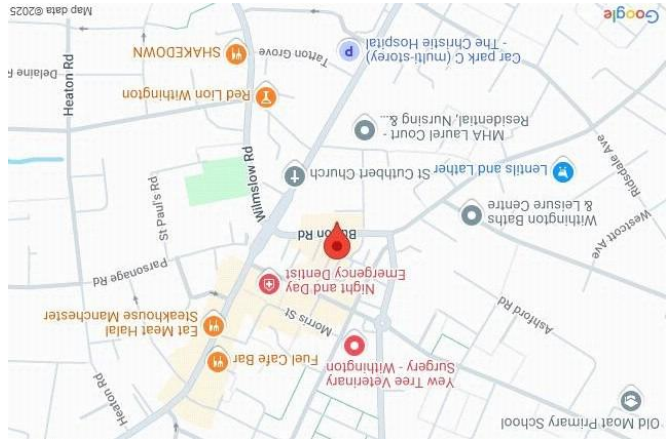
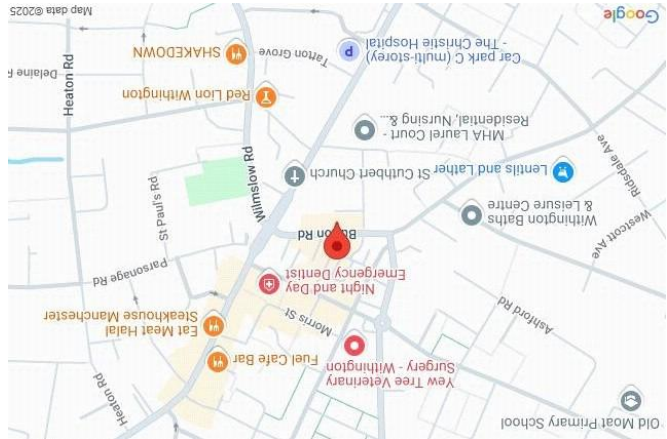
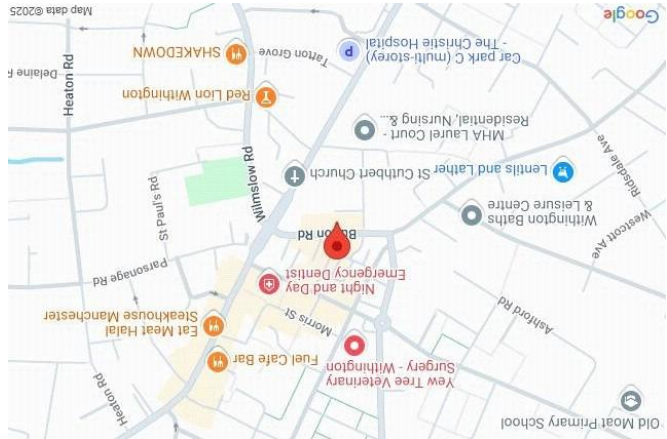
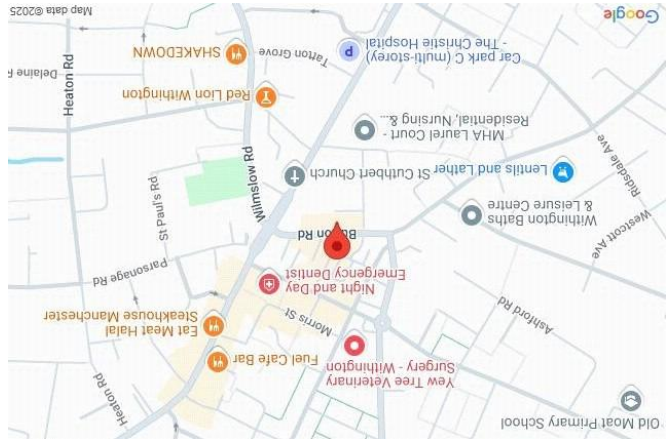
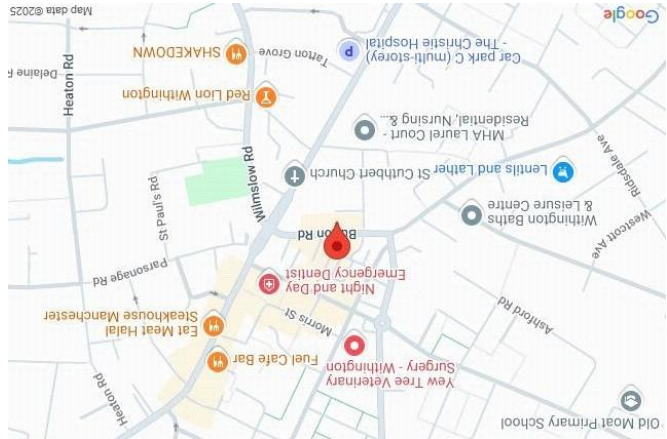
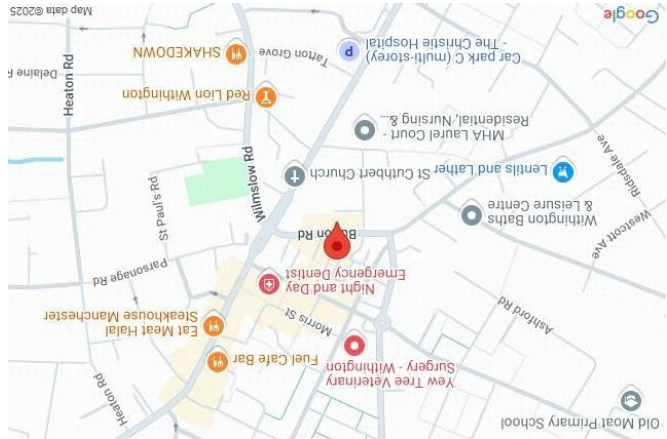
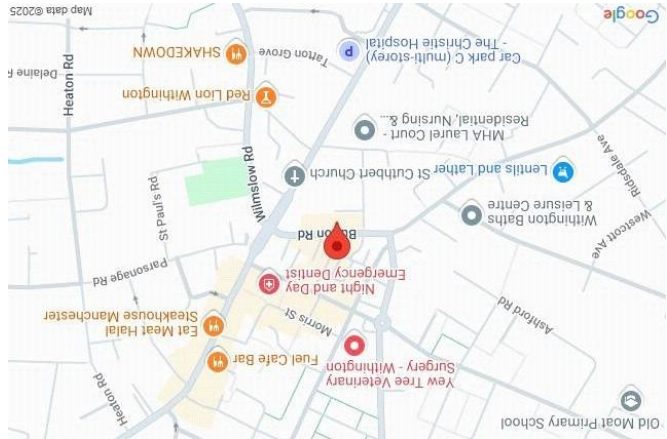
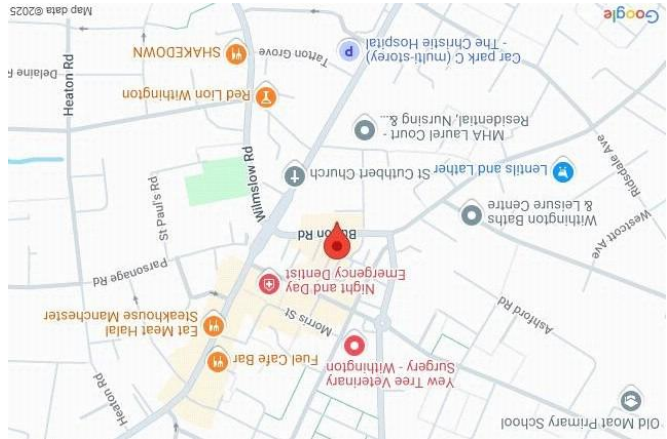
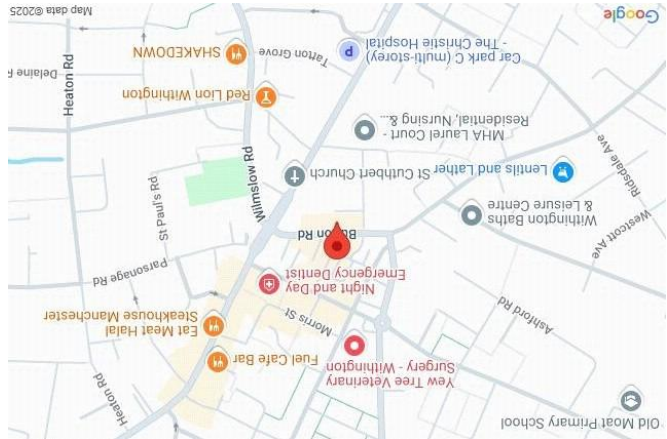
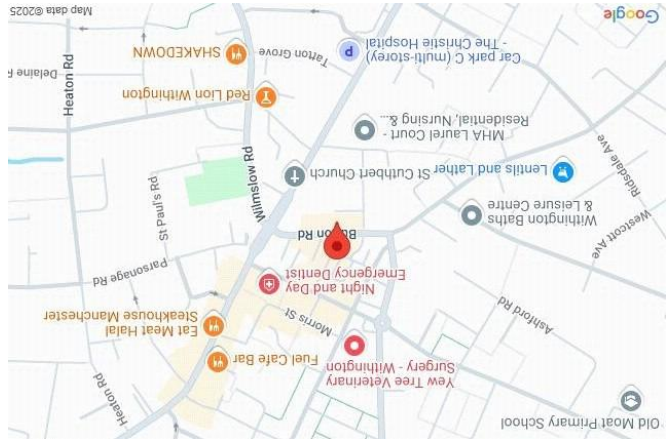
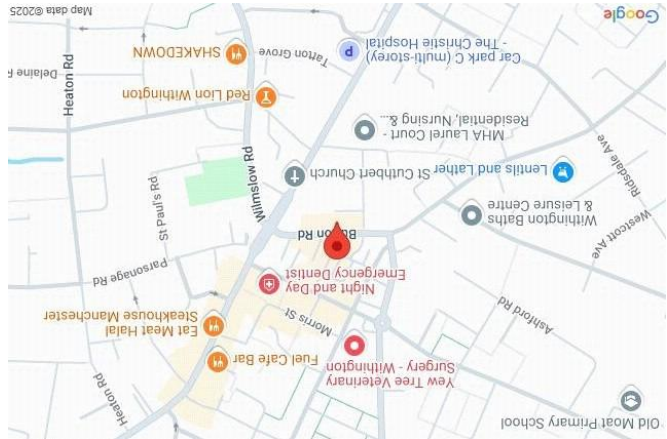
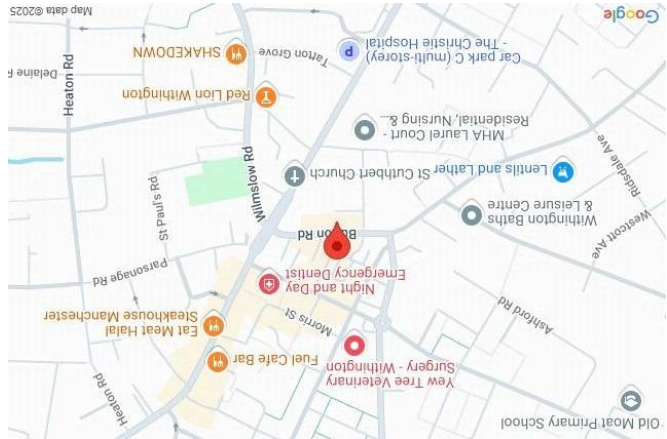
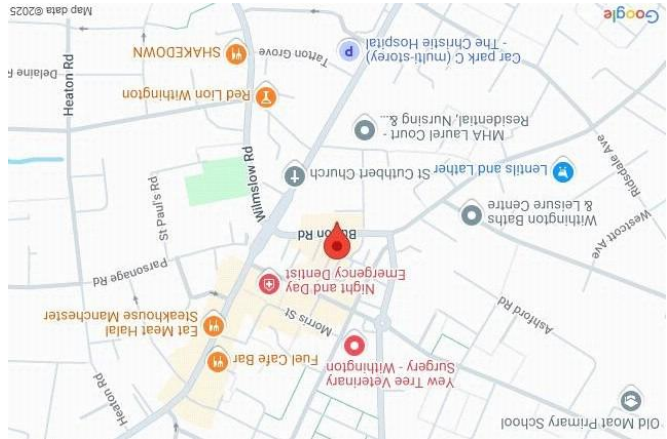
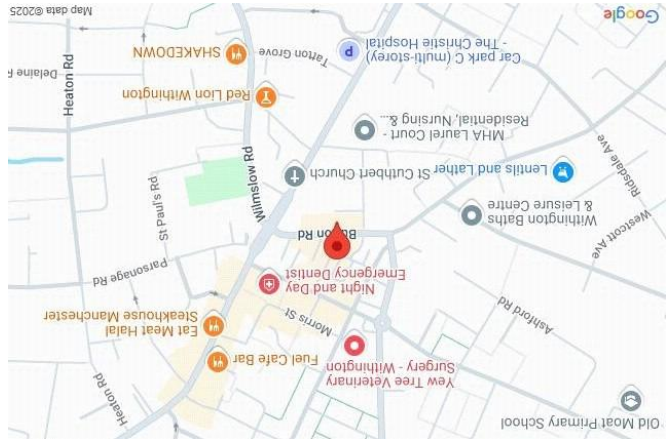
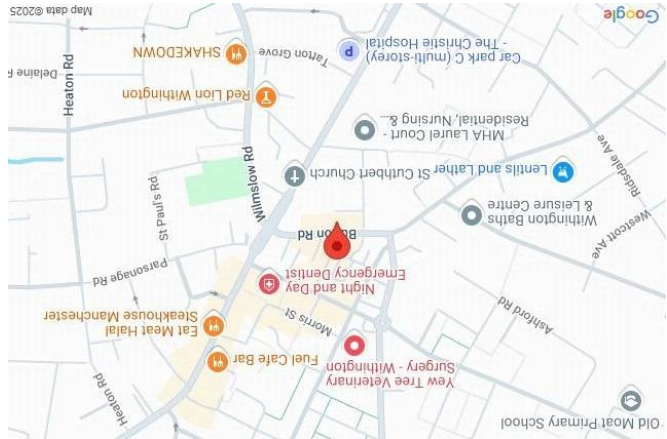
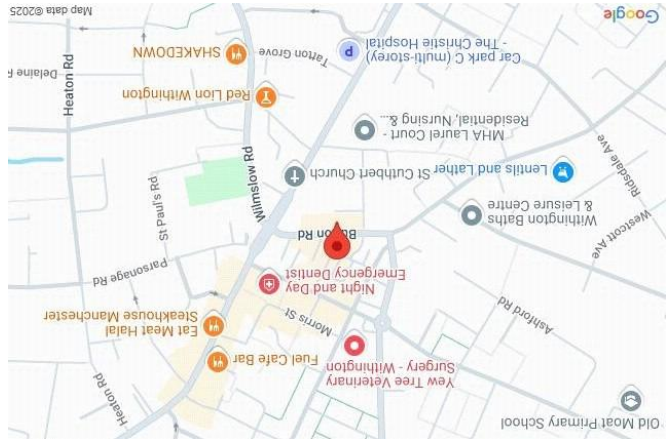
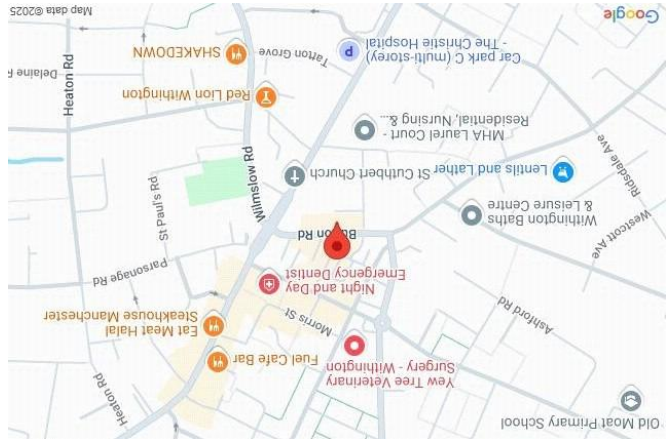
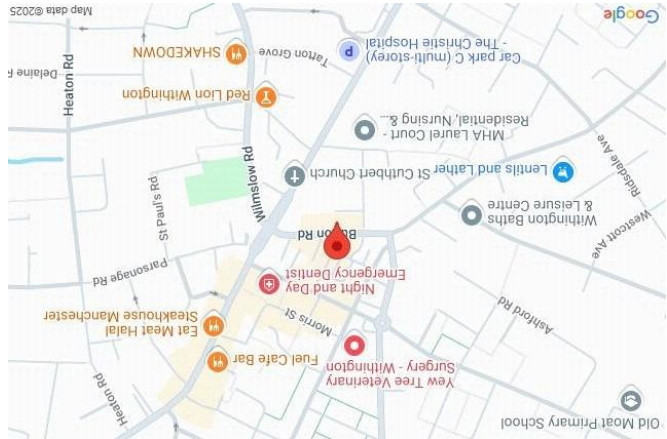
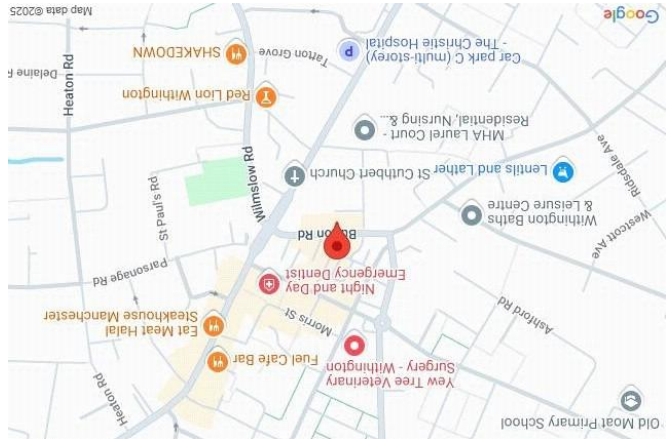
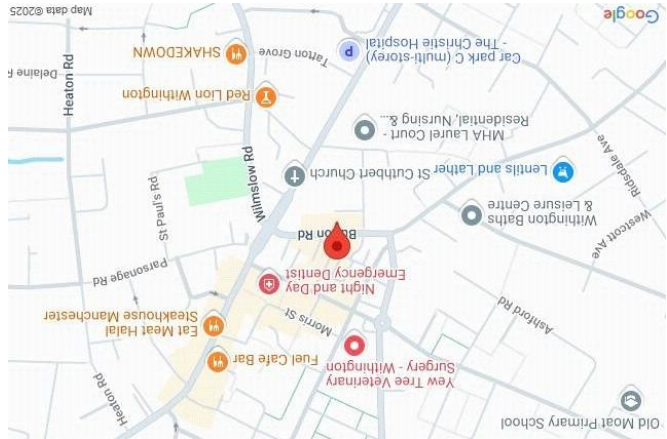
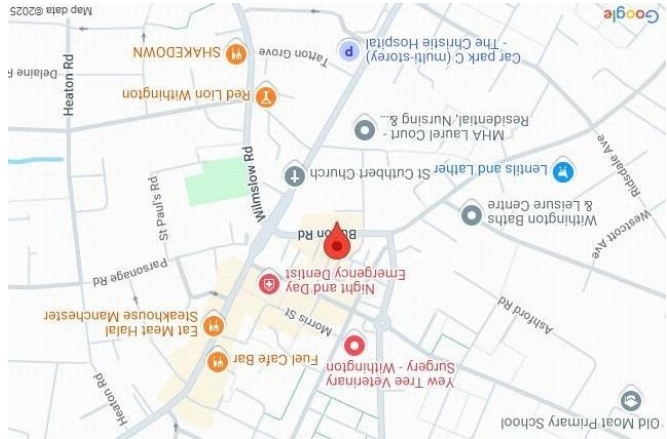
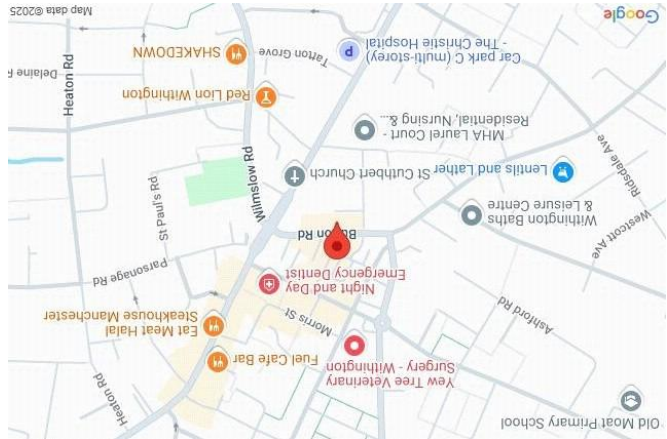
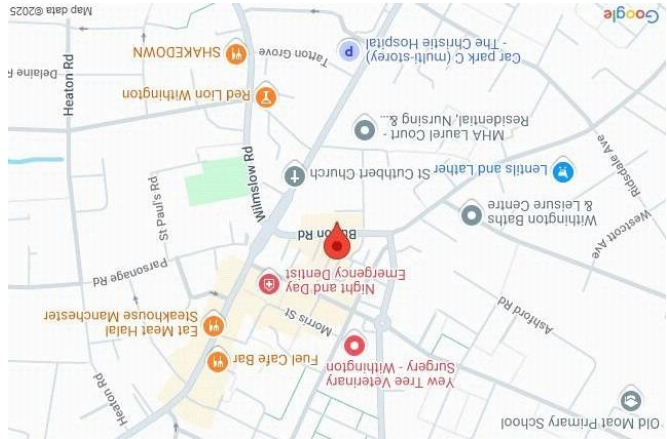
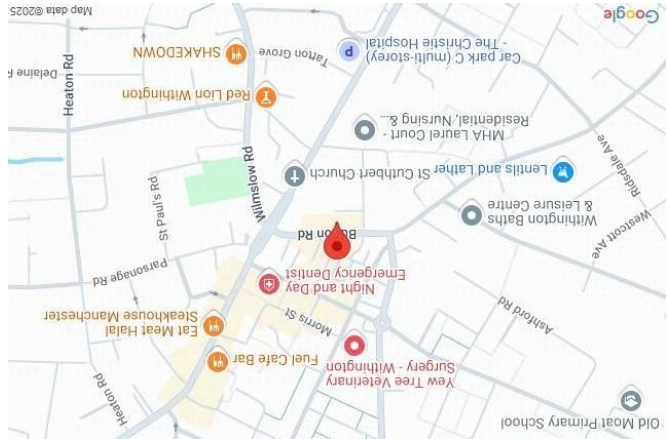
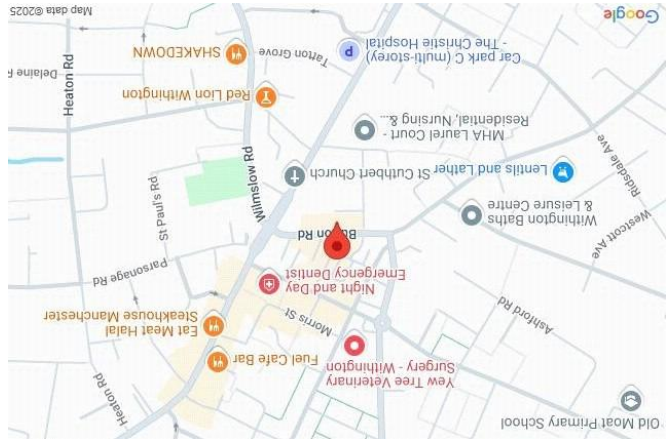
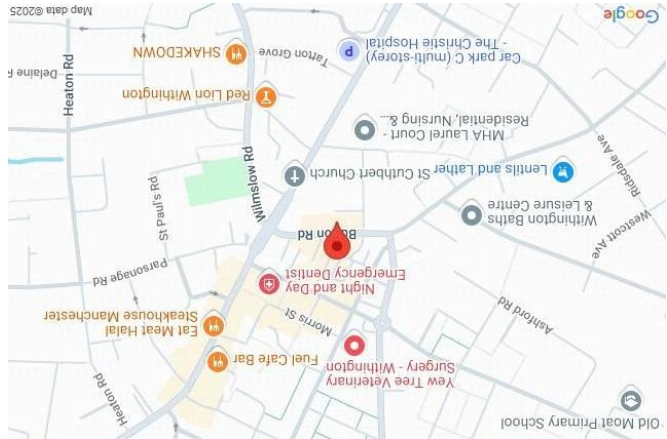
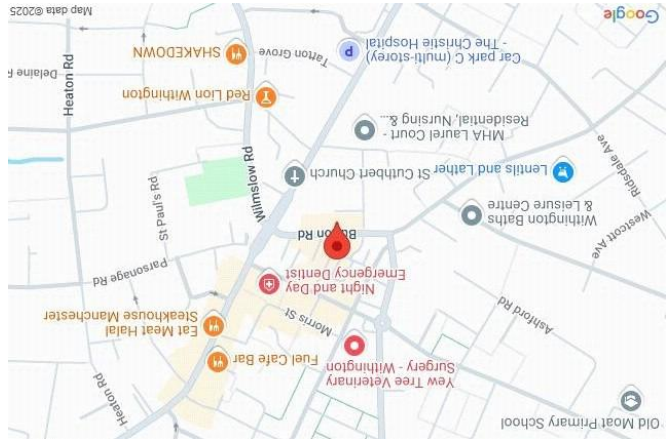
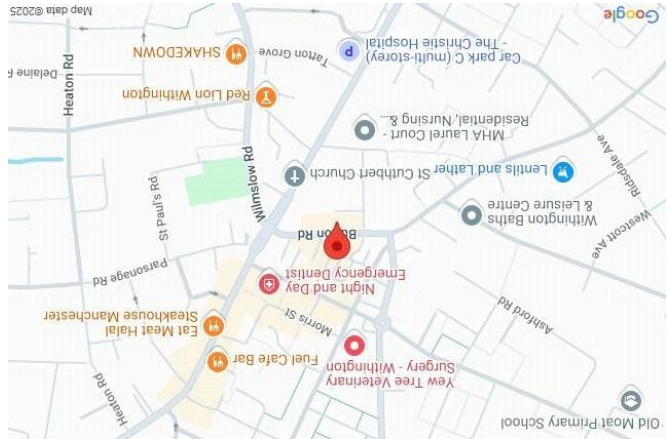
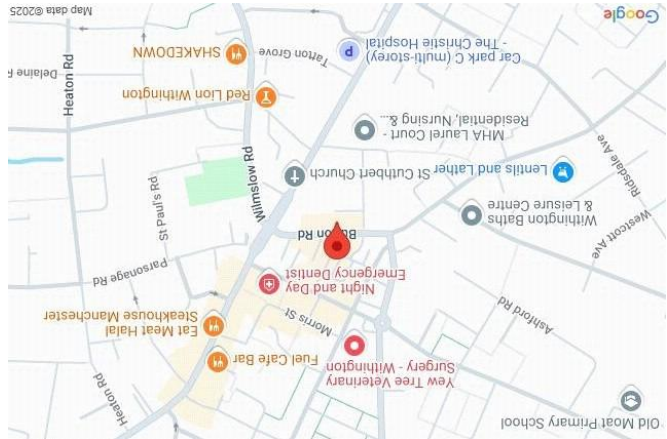
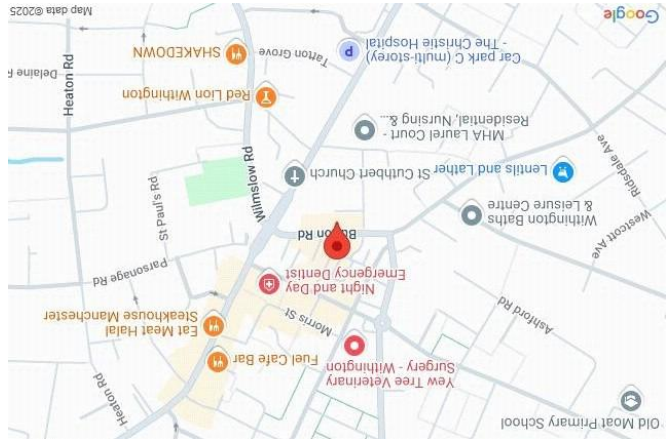
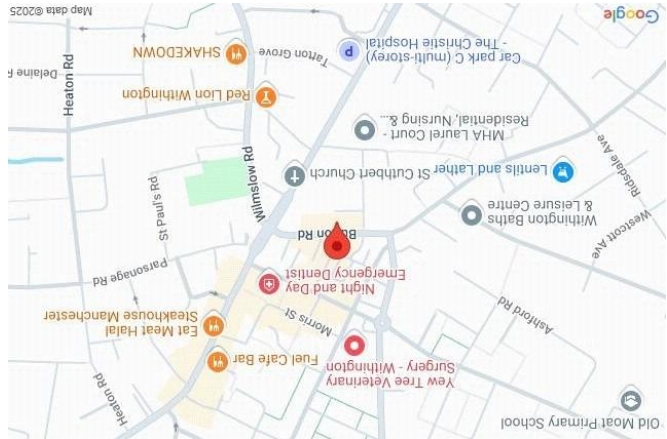
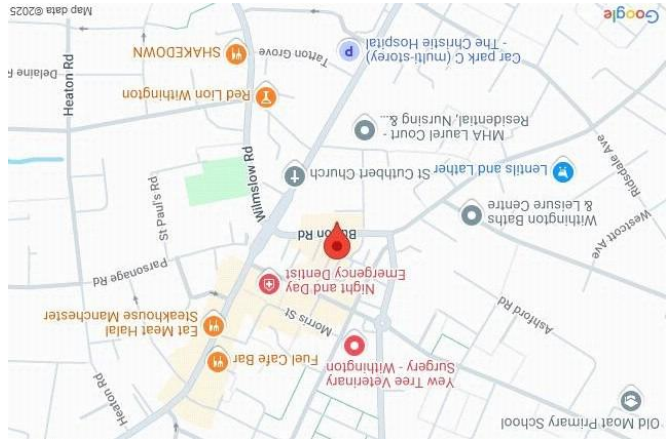
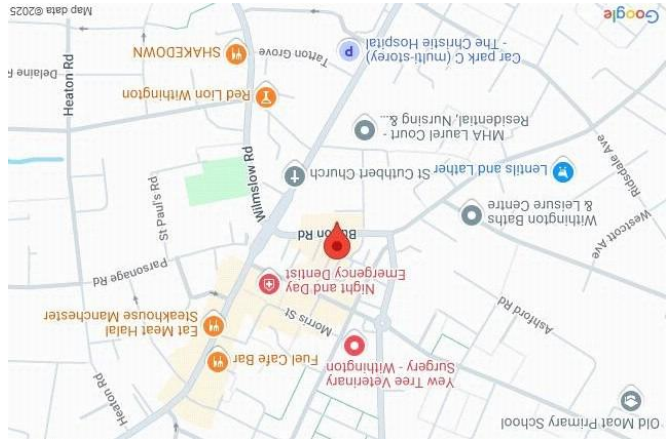
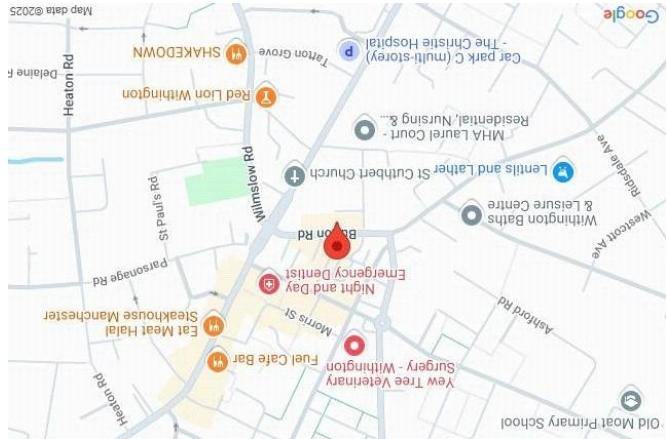
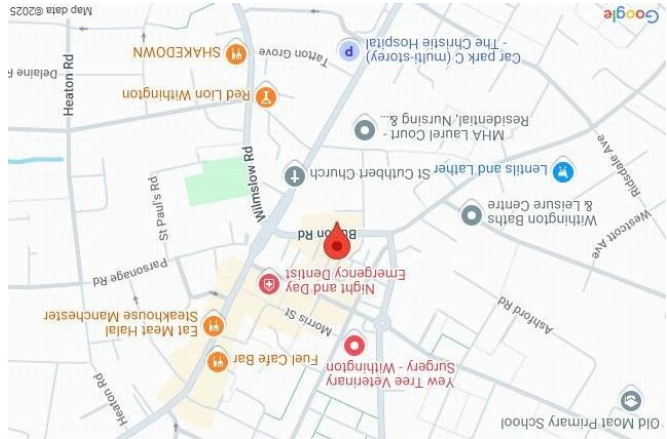
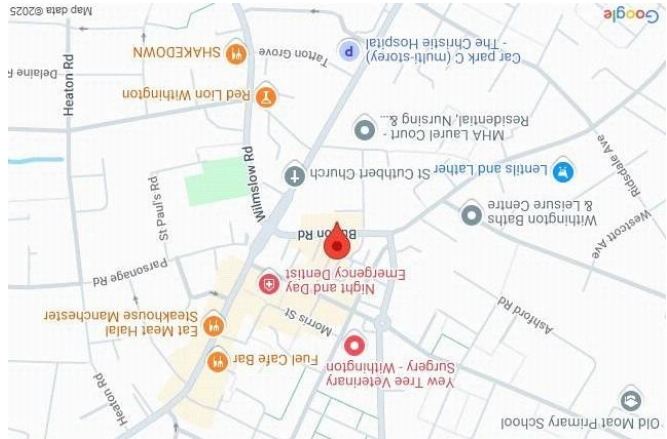
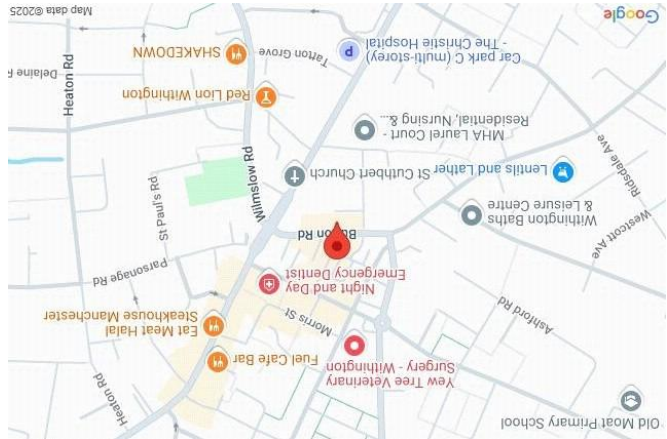
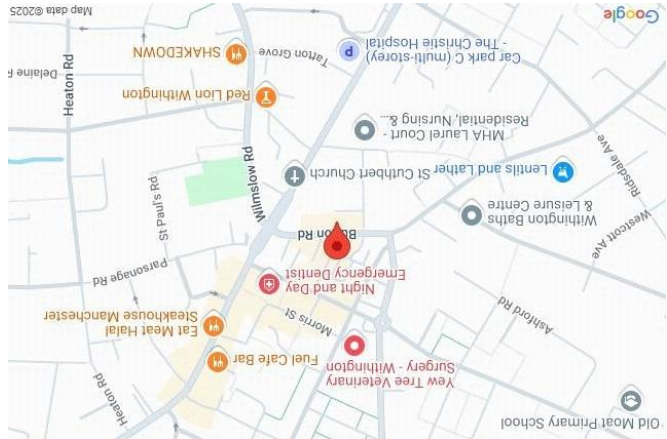
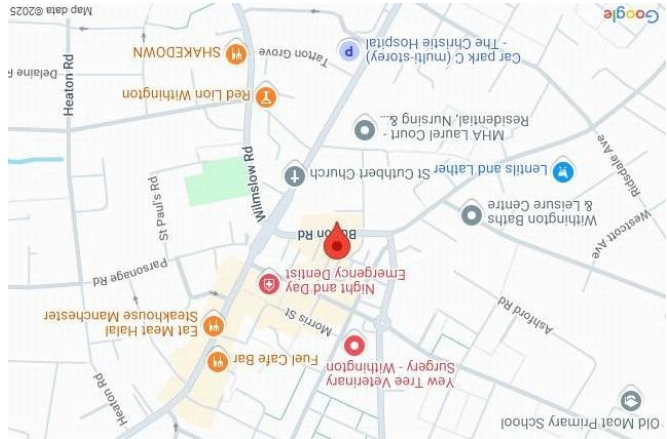
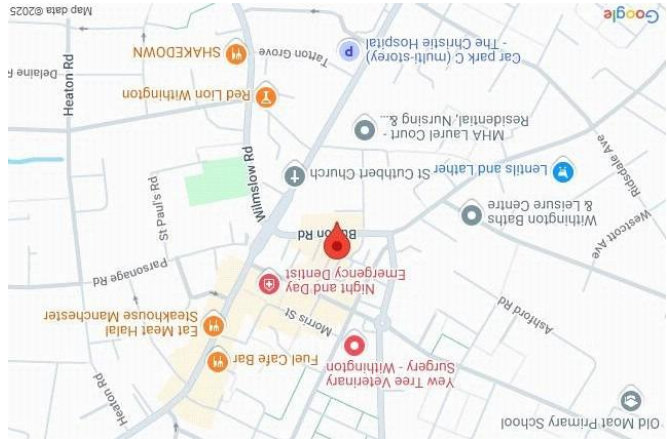
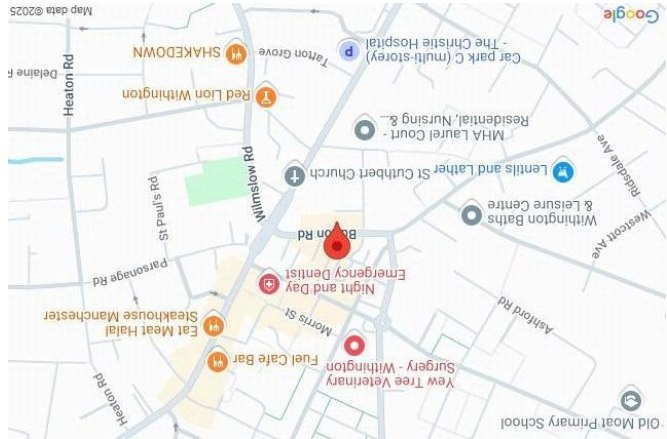
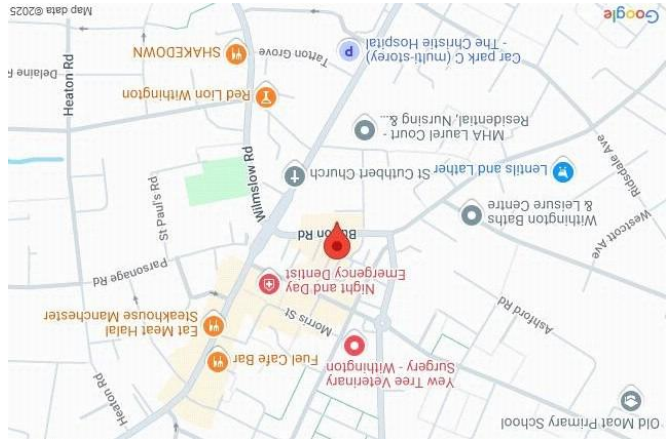
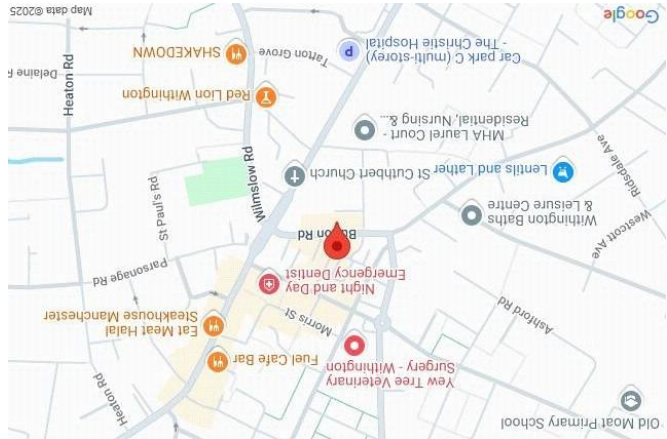
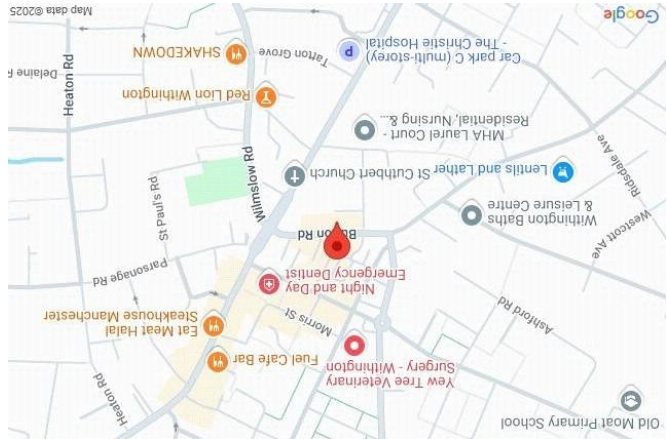
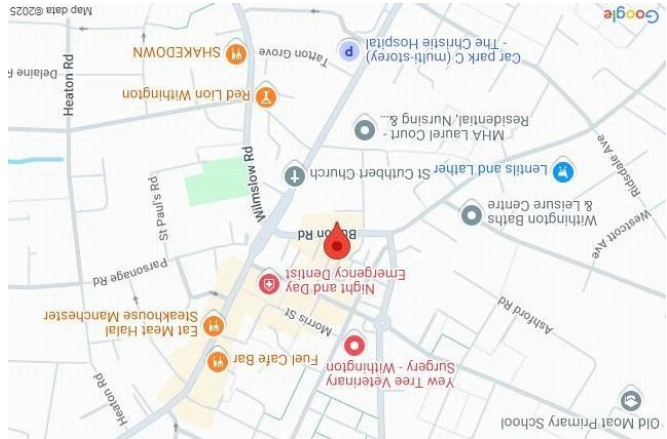
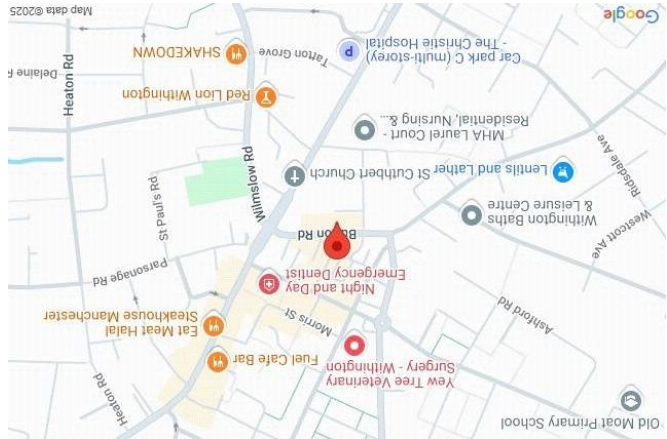
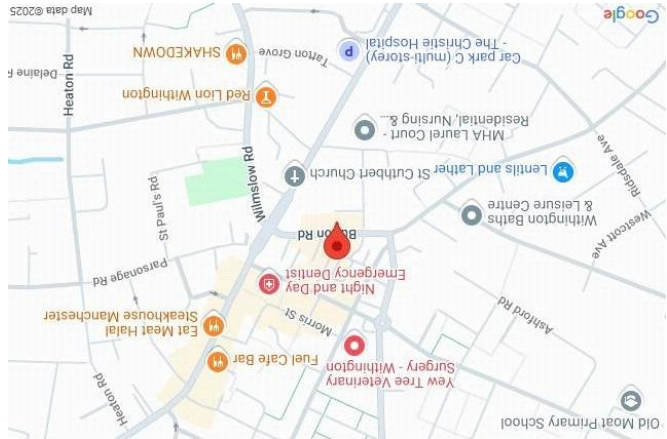
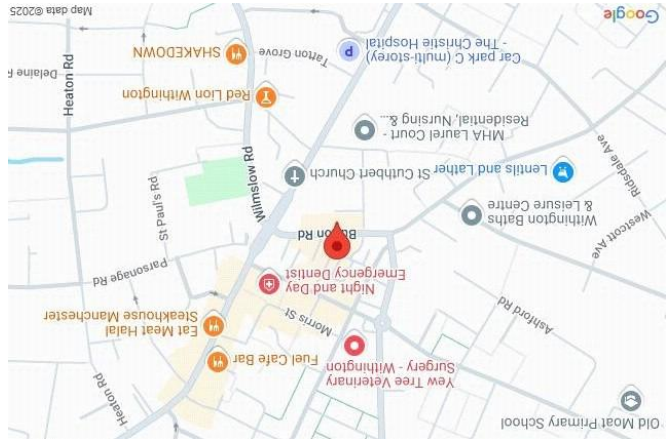
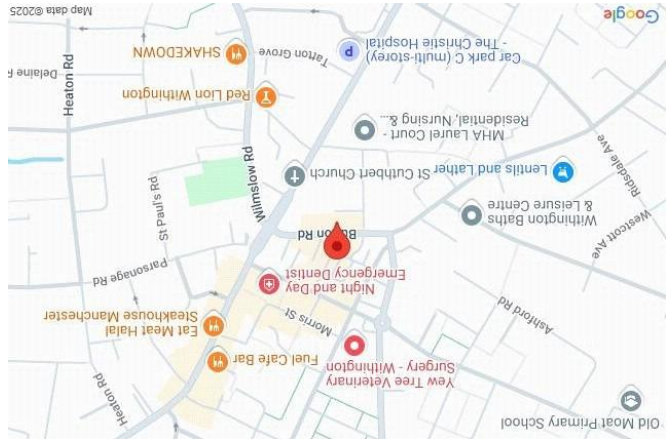
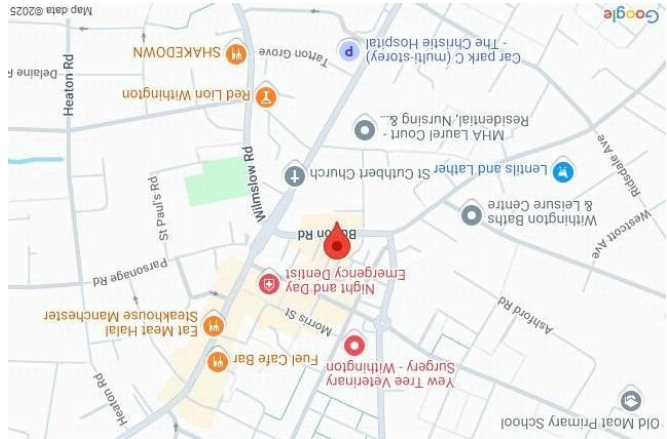
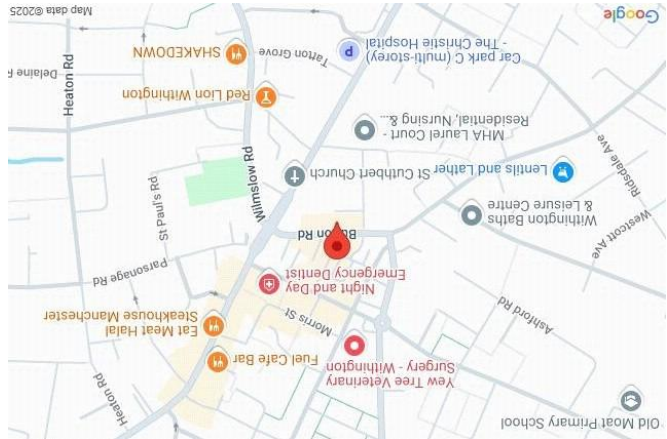
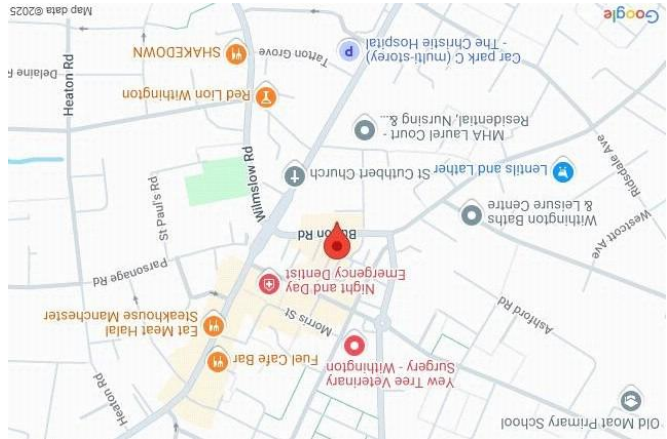
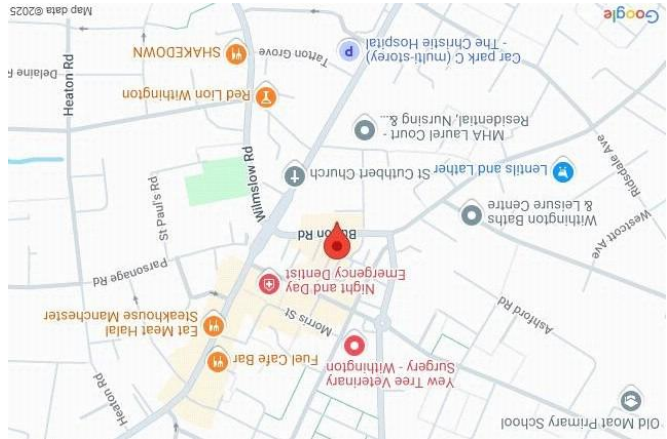
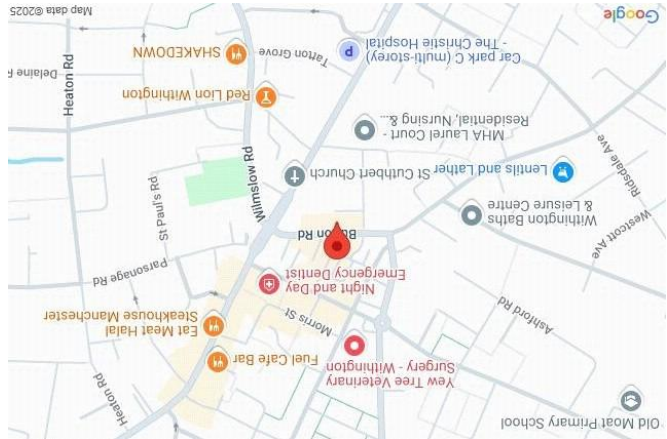
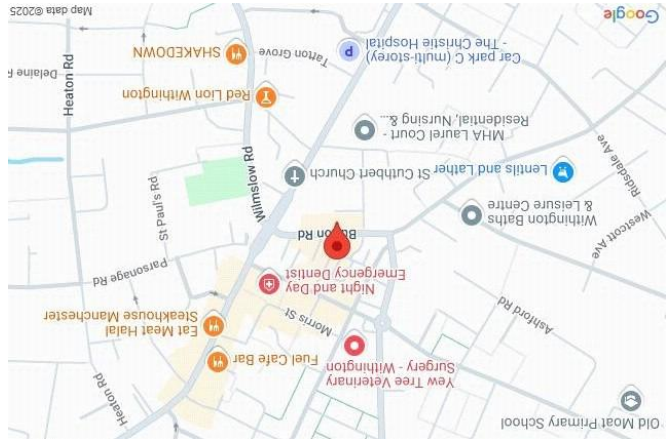
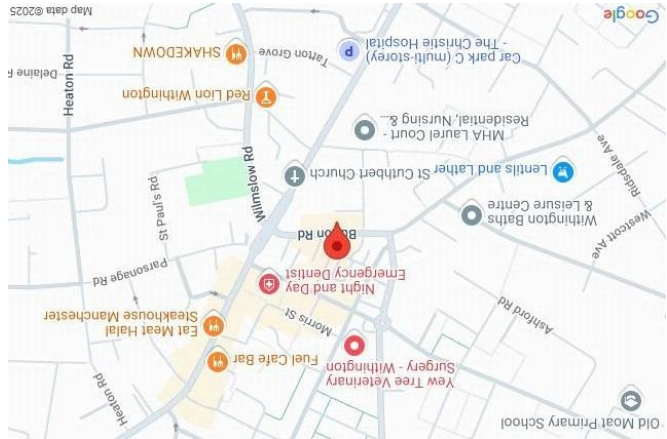
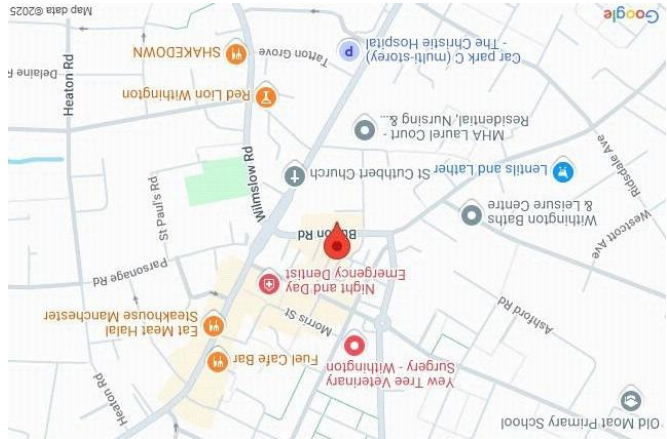
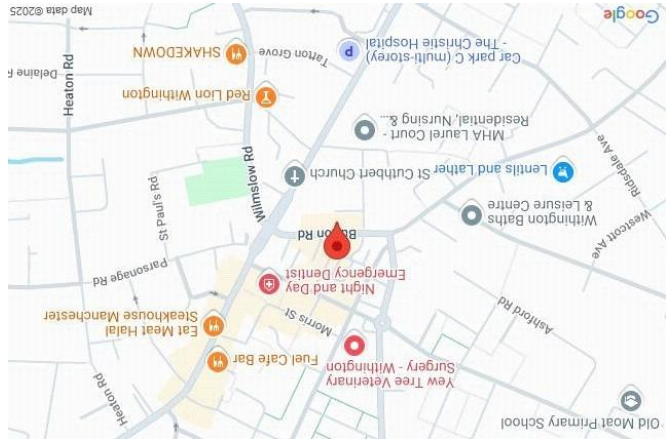
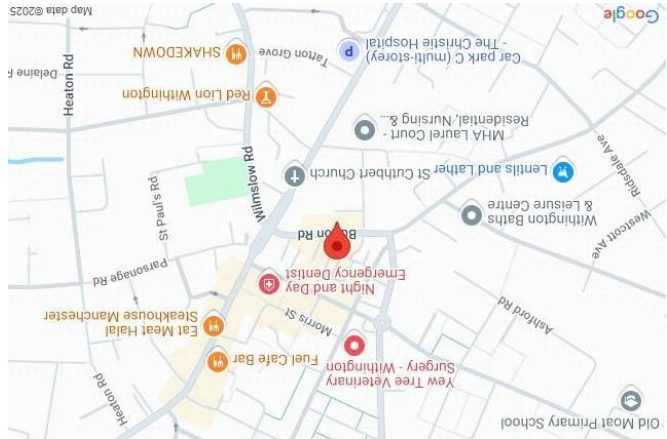
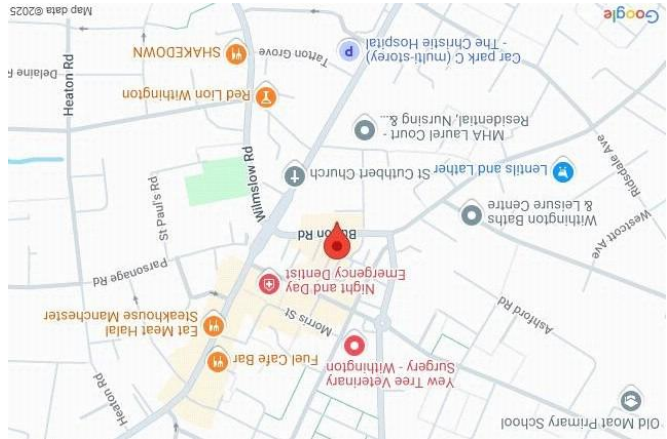
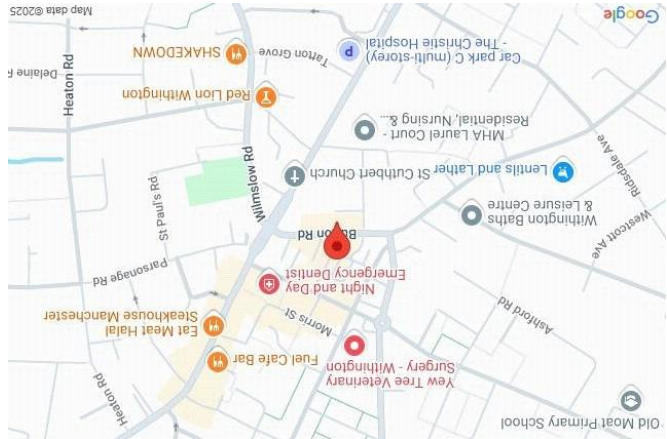
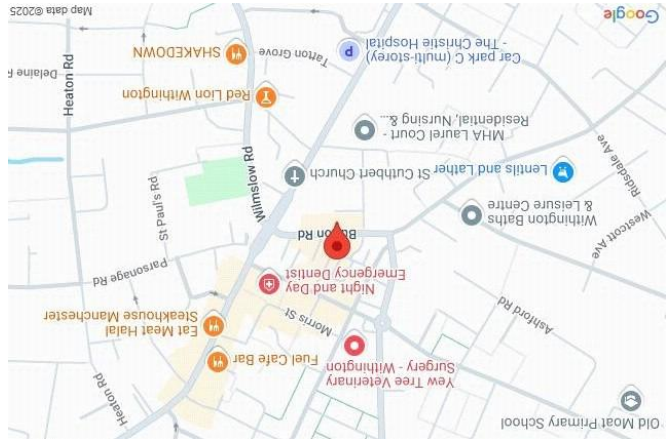
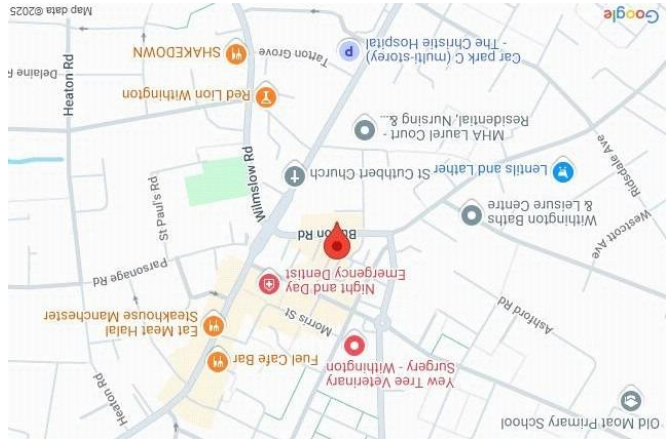
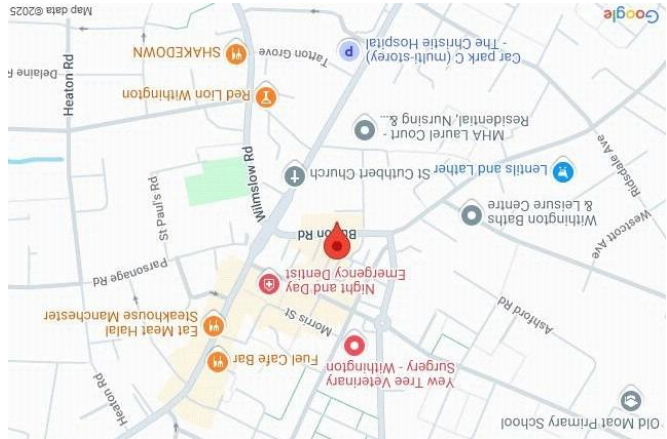
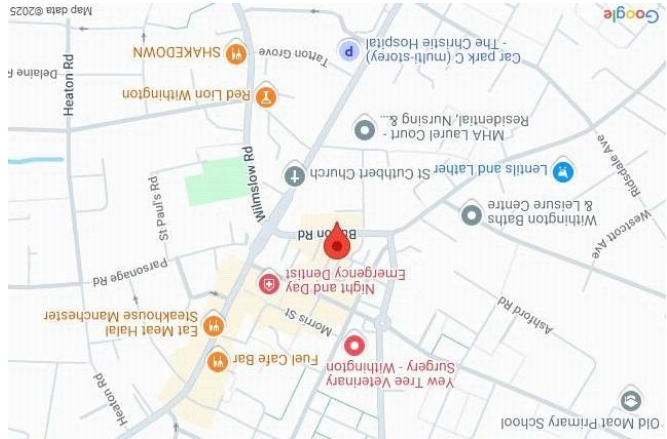
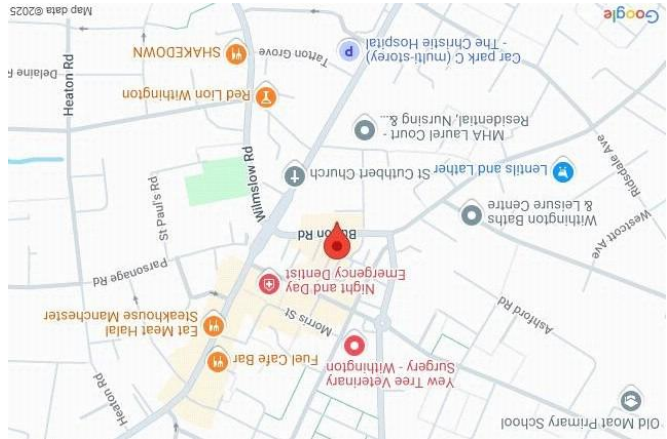
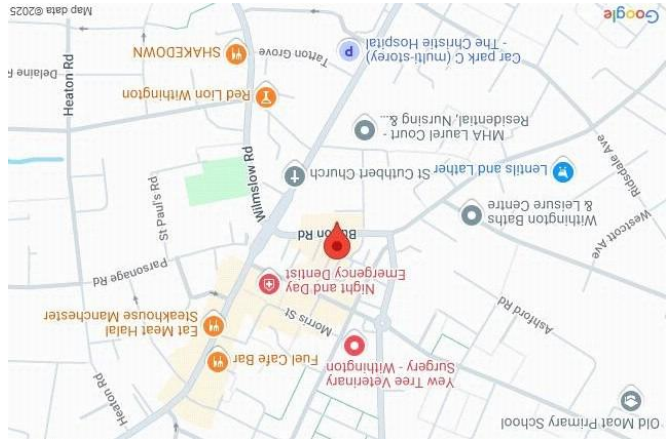
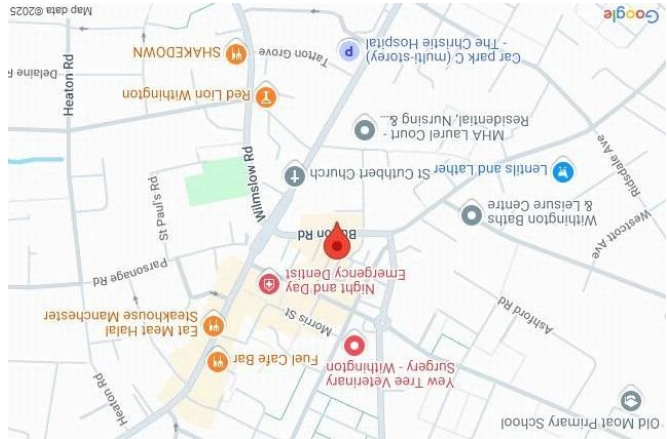
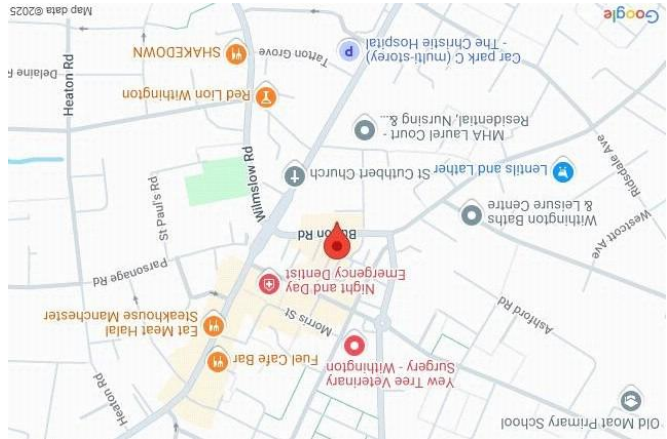
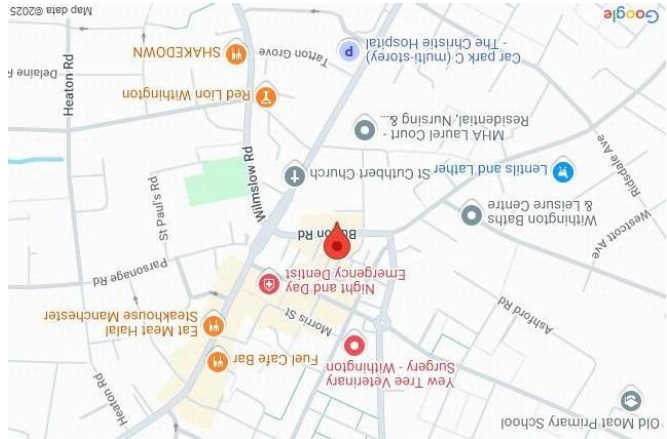
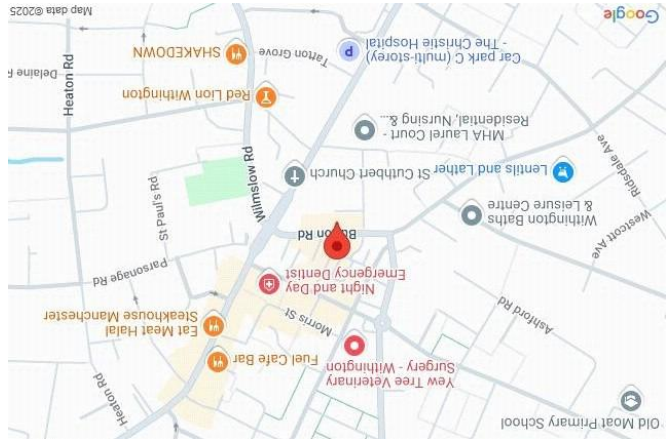
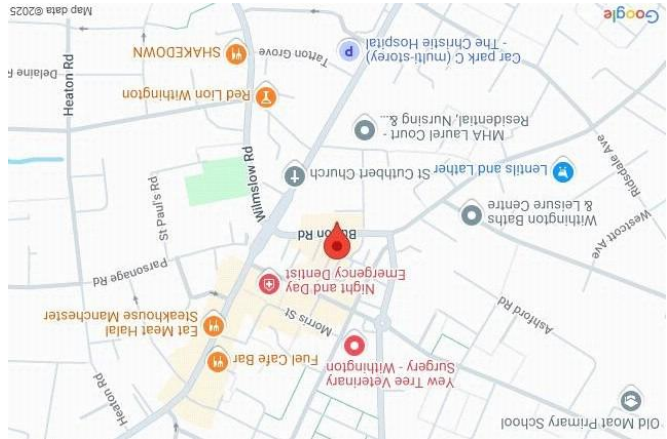
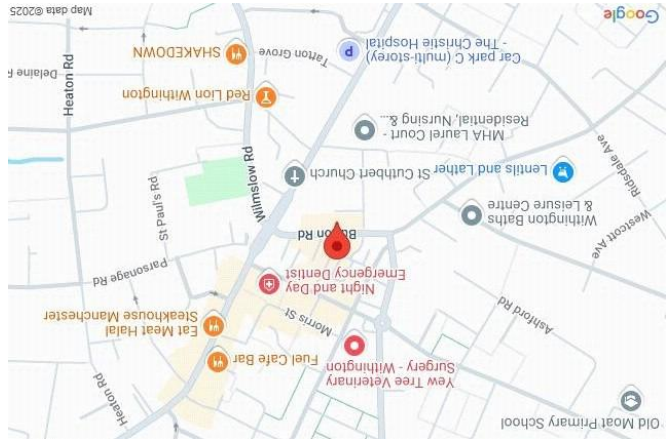
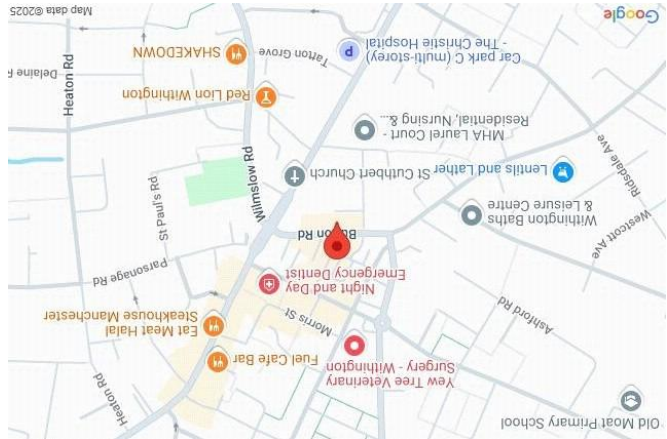
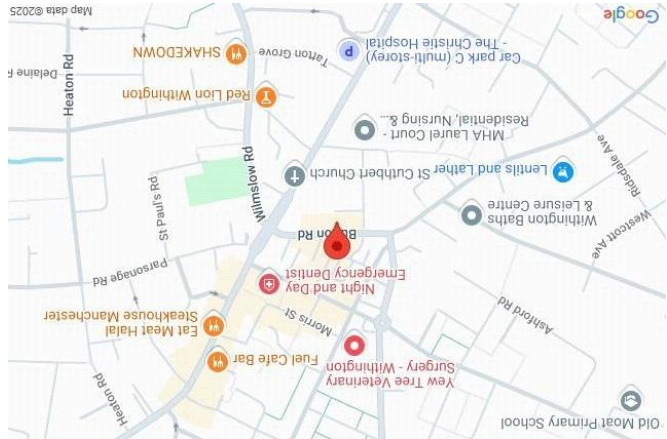
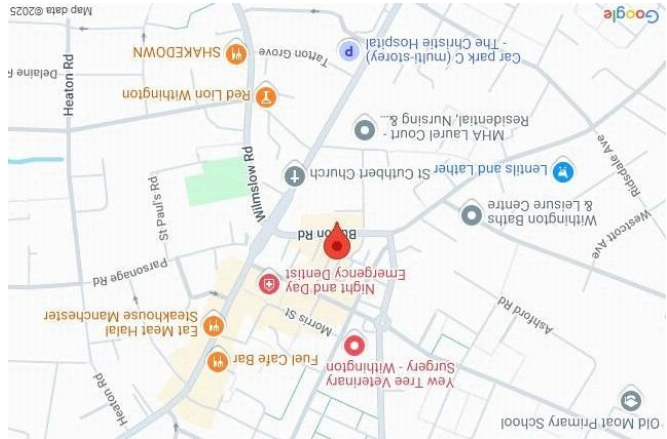
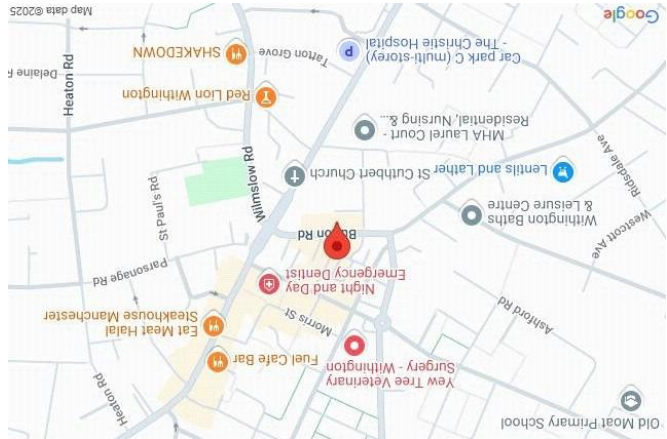
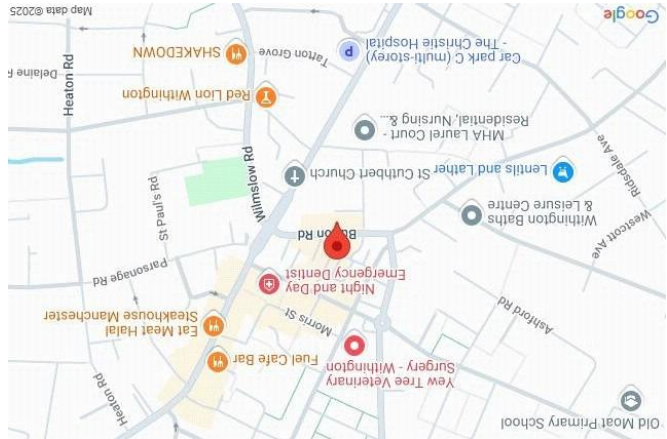
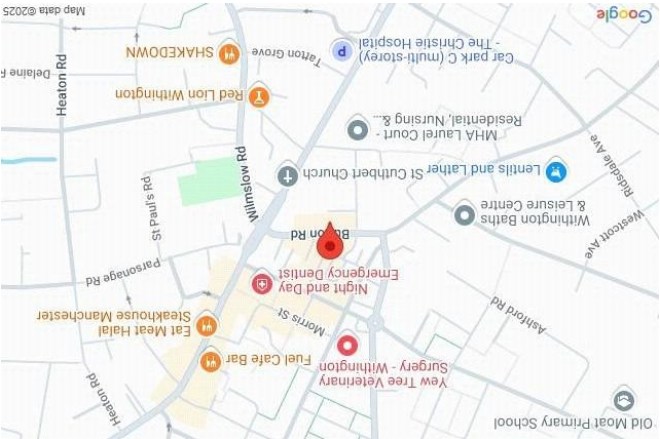
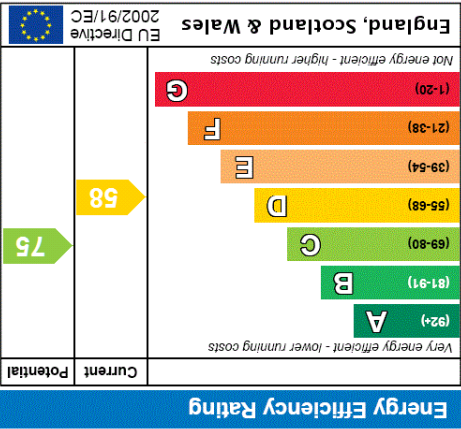
2ND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.





OFFERS OVER £425,000

A FANTASTIC INVESTMENT OPPORTUNITY to acquire this MODERN SIX-BEDROOM HMO townhouse, currently generating a YEARLY RENTAL INCOME OF £42,360 resulting in a GROSS YIELD OF 10%, conveniently located within striking distance of both Withington & West Didsbury Villages, with their array of shops, café bars and restaurants as well as being close to the Metrolink. For Sale With No Onward Chain. Freehold available for purchase. 1315 Sq Ft

The property is currently fully let and achieves a monthly rental income of £3530.

The spacious accommodation consists of; an entrance hallway with access to the shower room utility and two bedrooms.

To the upper floors is the living room and kitchen/diner. There are four further bedrooms, with room 4 having its own private en-suite and room 6 having a shower cubicle and wash basin included in the room. All of the rooms have a space for freestanding furniture. The property is further served by a shared bathroom.

The property can be accessed from both Burton Road and Bridgelea Mews.

The Freehold is available to purchase at an additional cost.

Leasehold
999 Years From January 1994
Grund Rent/ £50 pa
Council Tax Band: D
Approx. 1315 Sq Ft

*"Fantastic Modern Six
Bedroom HMO Investment
Opportunity"*

