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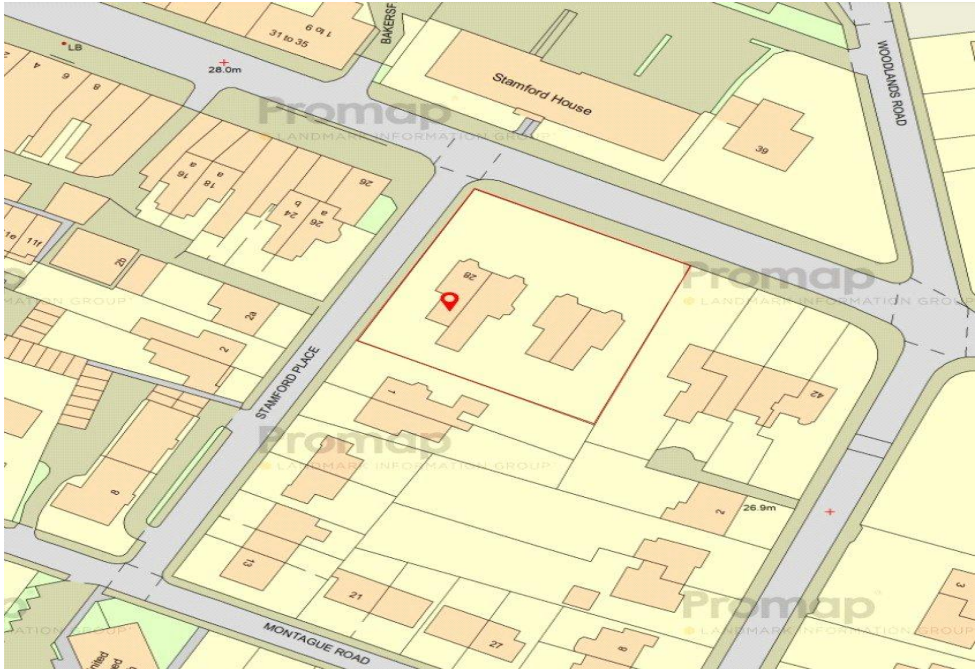
PHILIP JAMES

KENNEDY

28-34 NORTHEENDEN ROAD

SALE, MANCHESTER, M33 3BS





# ASKING PRICE £2,750,000

A FANTASTIC OPPORTUNITY to acquire a PRIME DEVELOPMENT consisting of FOUR, THREE STOREY HOUSES that have each been CONVERTED TO PROVIDE THREE APARTMENTS, with UNCONVERTED CELLARS, Spanning The Foot Print Of The Buildings, offering the OPPORTUNITY FOR FURTHER DEVELOPMENT and SCOPE TO MAXIMISE YOUR RETURN. The property is ideally placed in the heart of Sale, close to shops, parks and transport links,

EXPERIENCED INVESTORS ONLY.

The development is split into four buildings each containing three apartments, with an apartment to each floor. There are six x two bedroom apartments and six x one bedroom apartments, all comprising of an entrance hallway, a living room and separate kitchen or an open plan living/kitchen and bathroom.

The apartments are all currently let out in their current position, generating a combined yearly income of £107,316 which could be potentially increased if upgrades or improvements are made.

There are unconverted cellars spanning the footprint of the four buildings, with approved planning permission to be converted into four additional, two bedroom apartments offering further scope to maximise your return.

The front of the property is approached via an area of garden frontage, with a path leading up to the entrances of the buildings.

There is ample off road parking for residents, which can be accessed via Stamford Place. The cellars can be accessed from the rear car park.

7825 gross sq ft  
Tax Band: A/B  
Freehold

*"A Fantastic Development  
Opportunity In Prime  
Location "*

