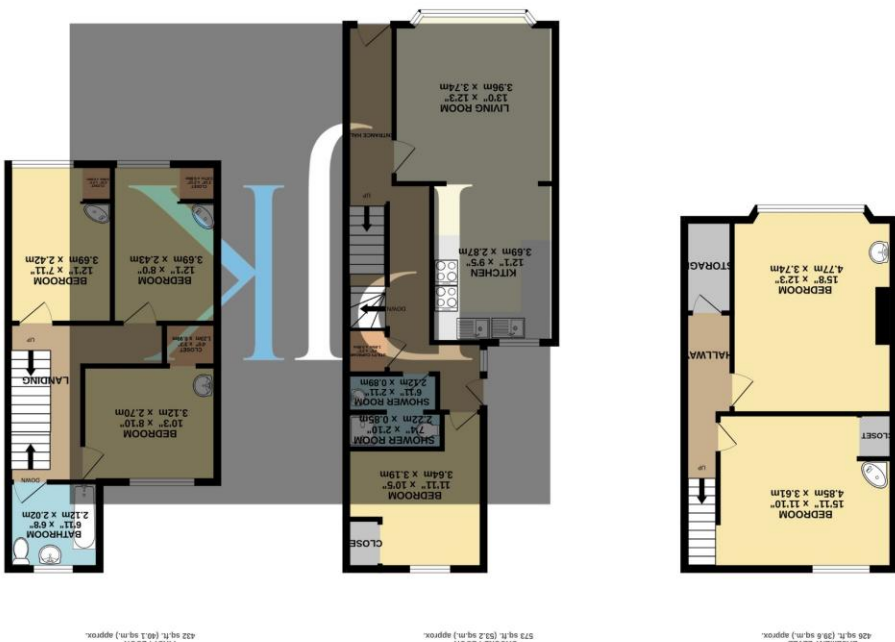
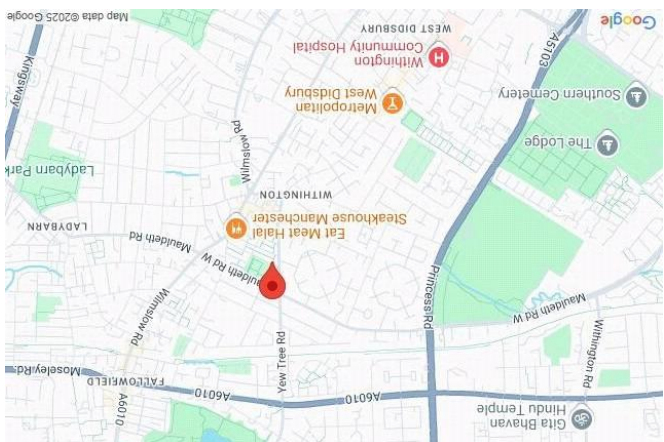
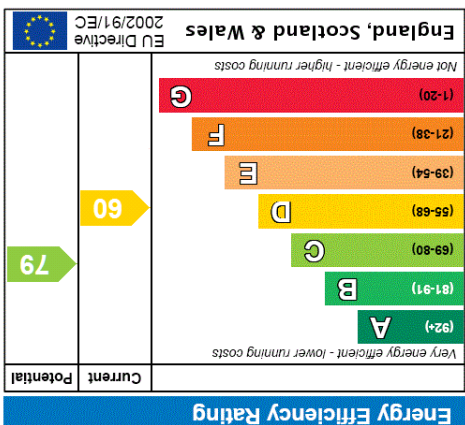


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

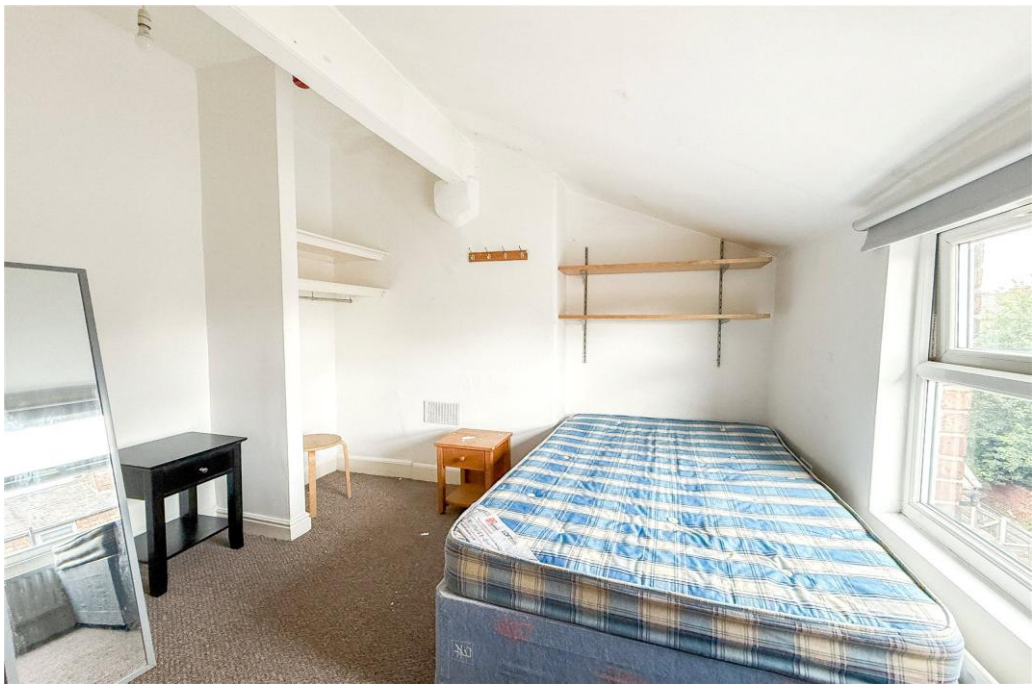


Approx.



PHILIP JAMES
KENNEDY

89 RIPPINGHAM ROAD
WITHINGTON, M20 3FT



ASKING PRICE £525,000

A FANTASTIC INVESTMENT OPPORTUNITY to acquire this SUBSTANTIAL SEVEN BEDROOM VICTORIAN MANSION TERRACE HMO, with a yearly rental income of £47,383.64 resulting in a GROSS YIELD of 9.02% for 2025-2026. The property is 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 1768 Sq.Ft

The accommodation consists of an entrance hallway with stairs rising to the first floor.

To the ground floor is he spacious bay fronted living room with an opening through to the kitchen which is fitted an ample selection of modern units double sinks, double hobs and double oven –a perfect area for socialising. There is also a double bedroom, shower room and utility cupboard with plumbing for two washing machines.

A door opens out from the hallway to the enclosed courtyard.

Accessed from the hallway are the converted cellars, with a double bedroom, storage room and further room.

To the upper floors you will find six double bedrooms, all with closet spaces and wash hand basins. The upper floors are served by the three piece bathroom.

The property is approached via a hard landscaped frontage. To the rear is the enclosed courtyard area.

Freehold
Approx. 1768 Sq.Ft
Council Tax Band: B

"Prime Investment Opportunity"

