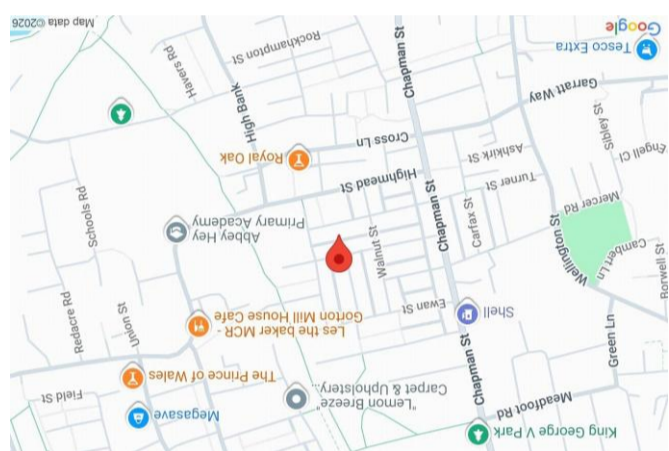


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What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan 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 quality or efficacy can be given.  
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 0161 431 5556 | heatonmoor@philipjames.co.uk  
 218 Heaton Moor Road, Heaton Moor, SK4 4DU

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 1-20  | G             |         |           |
| 21-38 | F             |         |           |
| 39-54 | E             |         |           |
| 55-68 | D             |         |           |
| 69-80 | C             | 71 C    | 77 C      |
| 81-91 | B             |         |           |
| 92+   | A             |         |           |





## ASKING PRICE £170,000

An extended two-bedroom end-of-terrace property, offered to the market as a buy-to-let investment opportunity, currently generating a strong rental yield of approximately 7.06%. The property is tenanted, providing immediate income, while also offering clear scope for future refurbishment and value enhancement.

The accommodation comprises an entrance hallway providing access to the principal ground floor rooms. To the front is a living room, followed by a separate dining room, offering a traditional and flexible layout. To the rear is a fitted kitchen with matching wall and base units, while completing the ground floor is a shower room with utility space.

The first floor reveals two good-sized double bedrooms, both offering comfortable proportions. These rooms are served by a three-piece bathroom suite.

Externally, the property benefits from a low-maintenance rear courtyard, typical of this style of home.

881 gross sq ft  
Tax Band: A  
Leasehold

*"Spacious two-bedroom end-terrace investment offering a strong yield and future potential."*

