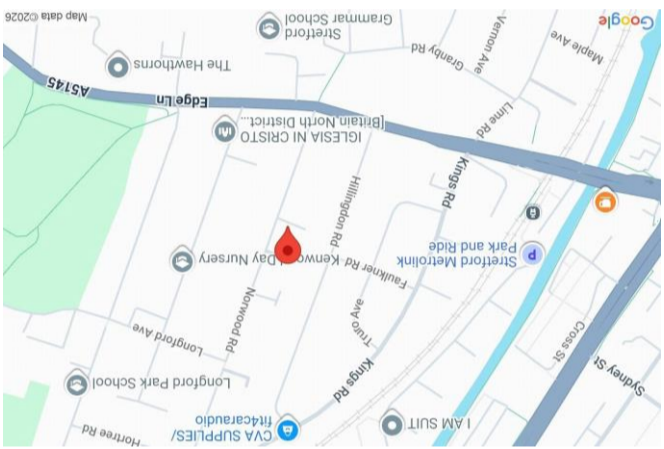
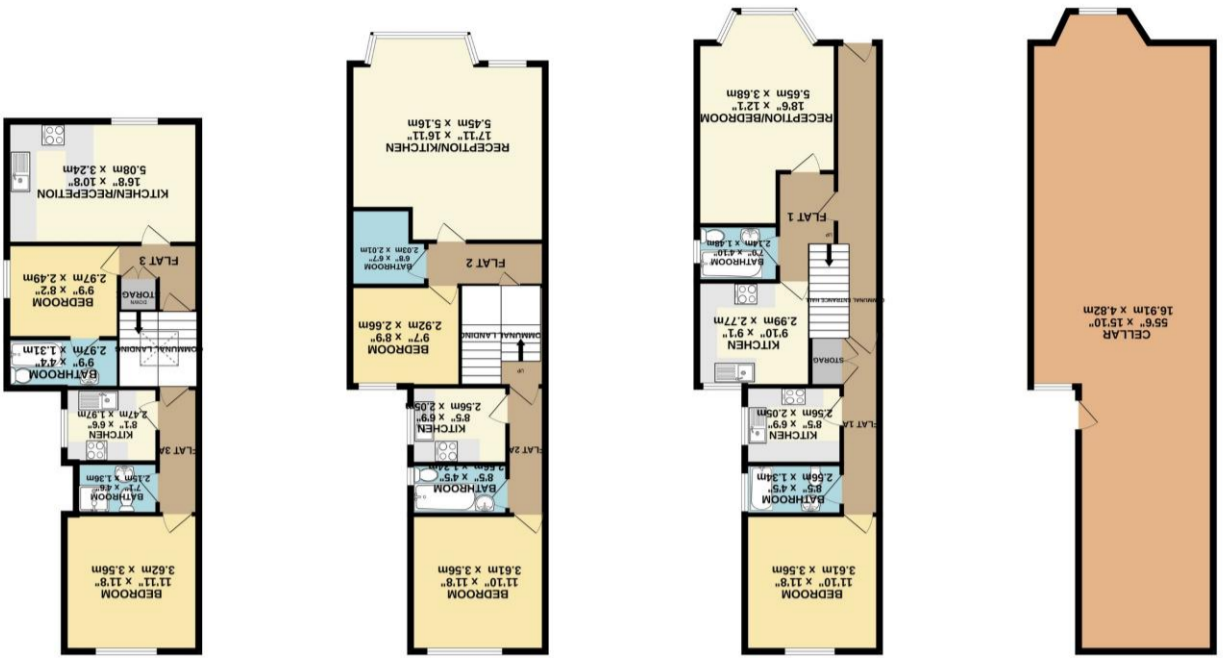


www.philipjames.co.uk  
 0161 448 1234 | didsbury@philipjames.co.uk  
 679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

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

49 NORWOOD ROAD  
 STRETFORD, M32 8PN



## ASKING PRICE

£775,000

A PRIME OPPORTUNITY to acquire a LONG-ESTABLISHED RESIDENTIAL INVESTMENT PROPERTY, consisting of SIX CONTEMPORARY APARTMENTS, set within an attractive period conversion, all currently let out and achieving a yearly rental of £55,140 representing a GROSS YIELD of 7.1%. The property is in a PRIME LOCATION, positioned on a highly popular residential road off edge lane within strolling distance of Chorlton village and the open space of Longford park. Offered for sale with NO ONWARD CHAIN. 2925 Sq.Ft

The development consists of two x one bedroom apartments and four studio apartments, which have all been renovated over the last two years, with each being fitted with modern kitchens and contemporary bathrooms.

Each of the apartments are currently let out, generating a monthly income of £4,595.

### Ground Floor

Flat 1 – Studio Apartment - 323 sq.ft

Flat 1A – Studio Apartment - 323 sq.ft

### Second Floor

Flat 2 – One bedroom apartment - 388 sq.ft (currently being renovated)

Flat 2A – Studio Apartment - 291 sq.ft

### Third Floor

Flat 3 - One bedroom apartment - 344 sq.ft

Flat 3A – Studio apartment - 269 sq.ft

Externally the property benefits from unallocated parking to the rear of the property.

Freehold  
Council Tax Bands: A  
Approx.2925 Sq.Ft

*"PRIME RESIDENTIAL  
INVESTMENT  
OPPORTUNITY"*

