



327 Oldham Road | Manchester | M40 7PS

**Asking Price £149,950**





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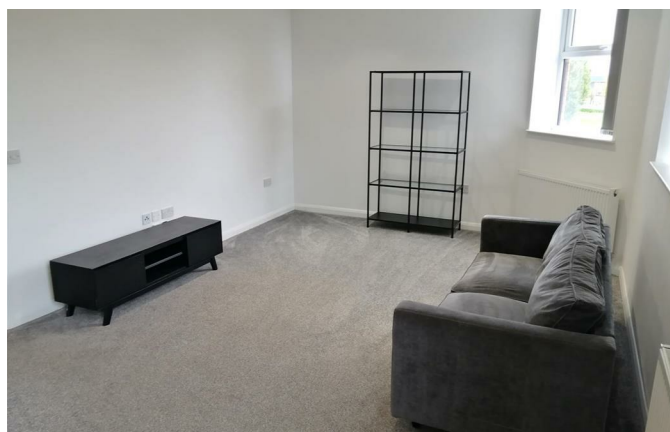
Welcome to Johnson House, a charming one-bedroom flat located on Oldham Road in the vibrant city of Manchester. This delightful property, built in 2020, offers a modern living experience within an attractive period building. Spanning 484 square feet, the flat features an open-plan living area that seamlessly combines comfort and style, making it an ideal space for both relaxation and entertaining.

The well-appointed fitted kitchen is perfect for those who enjoy cooking, while the bathroom, complete with a shower over the bath, provides a practical yet stylish touch. Situated on the second floor, this apartment benefits from ample natural light, creating a warm and inviting atmosphere.

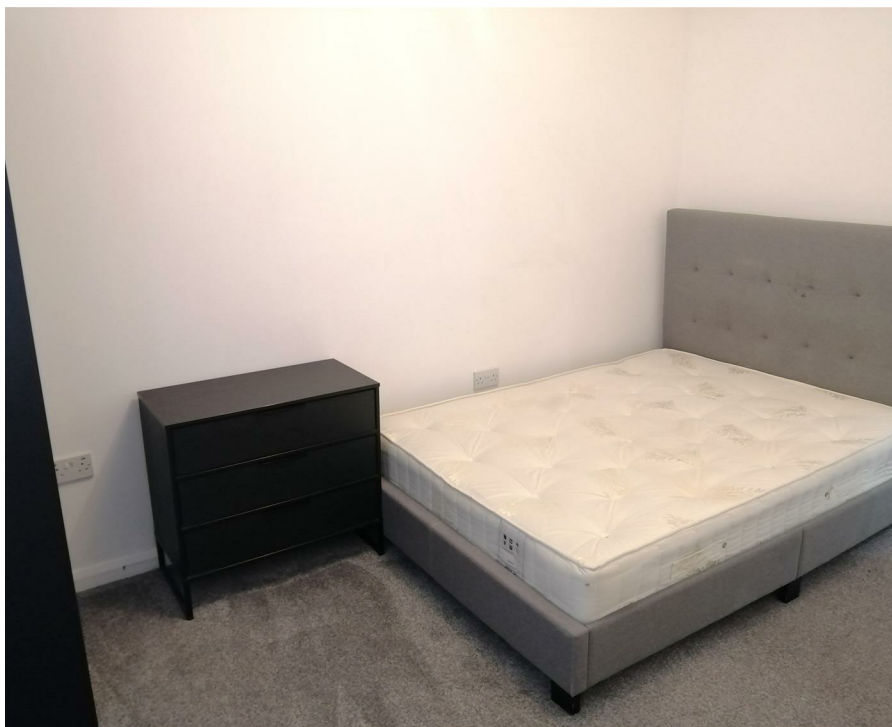
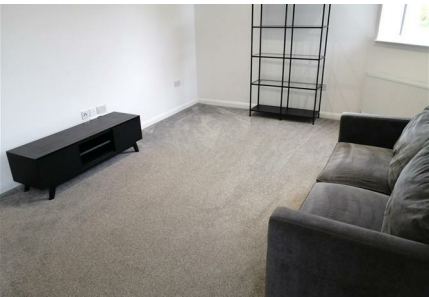
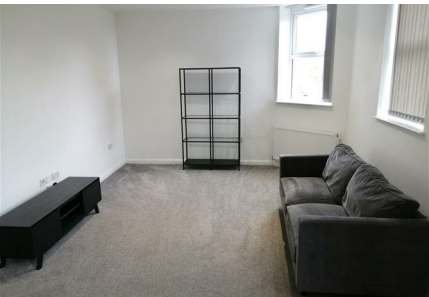
Currently let for £850 per calendar month until October 2026, this property presents an excellent investment opportunity with an expected rental yield of approximately 6.8%. Its prime location ensures easy access to the trendy areas of Ancoats and the Northern Quarter, known for their eclectic mix of shops, restaurants, and cultural attractions.

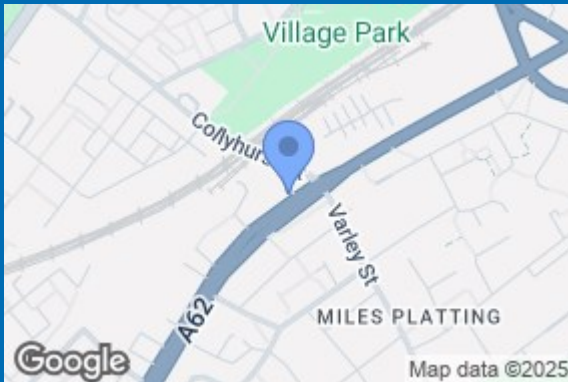
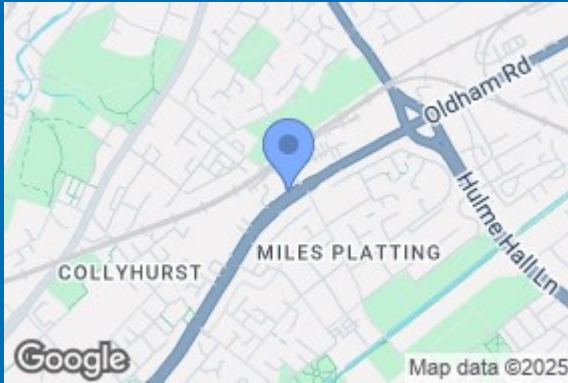
Whether you are looking for a new home or a sound investment, this one-bedroom flat at Johnson House is a fantastic choice. Don't miss the chance to make this property your own in one of Manchester's most sought-after areas.

- ONE BEDROOM APARTMENT
- 484 SQ FT
- MODERN FITTED KITCHEN
- PREVIOUSLY LET FOR £795 PCM UNTIL JULY 2025 (NOW VACANT), ACHIEVING A RENTAL YIELD OF 6.4%
- LOCATED ON OLDHAM ROAD, MILES PLATTING / COLLYHURST
- 2ND FLOOR
- OPEN PLAN LIVING & DINING ROOM
- BATHROOM WITH SHOWER OVER BATH
- ATTRACTIVE PERIOD PROPERTY
- EASY ACCESS INTO MANCHESTER CITY CENTRE, CLOSE TO ANCOATS & THE NORTHERN QUARTER









| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (12 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      | 61        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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