



## Mottram Road, Hyde, SK14 2PE

### Price Guide £180,000

\*\*Turn-Key Buy-to Let Investment Opportunity\*\*.

To be sold via online auction - powered by The Auction Group

Exceptional period property split into two self contained apartments.

Situated just a short walk from Godley station, with the M67 and the amenities of Hyde within easy striking distance, this exceptional period property is currently split into a one bed apartment on the ground floor and two bed split level apartment on the second floor. Neatly presented throughout, the property is currently fully tenanted and is generating an income of £14700 per annum. With its abundance of potential and the opportunity to further improve the rental yield this would make an amazing addition to any investors portfolio. Viewings are available by appointment

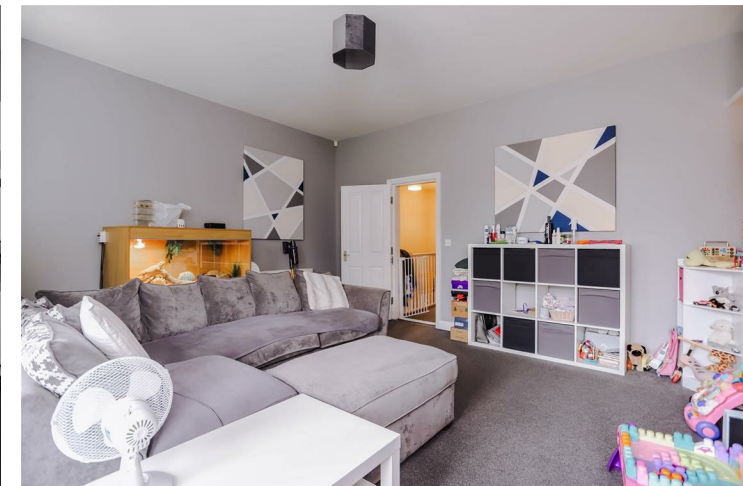
To be sold via Online Auction, via unconditional terms, completion strictly within 28 days  
 Auction date: 8th August 2024  
 Starting price - £180,000(Reserve price is higher & unpublished)  
 Fees

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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