



## Moorcock Avenue, Swinton, M27 8UN

### Offers Over £100,000

THE PERFECT DEVELOPMENT OPPORTUNITY

Situated on an impressive plot, this fantastic detached property is being proudly welcomed to the market in the sought after location of Swinton. Bursting with potential, this property is the perfect development opportunity for any investor truly not to be missed! Located within the most convenient location close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. Currently being used as a generously sized workshop, this property is a versatile building bursting with opportunity!

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

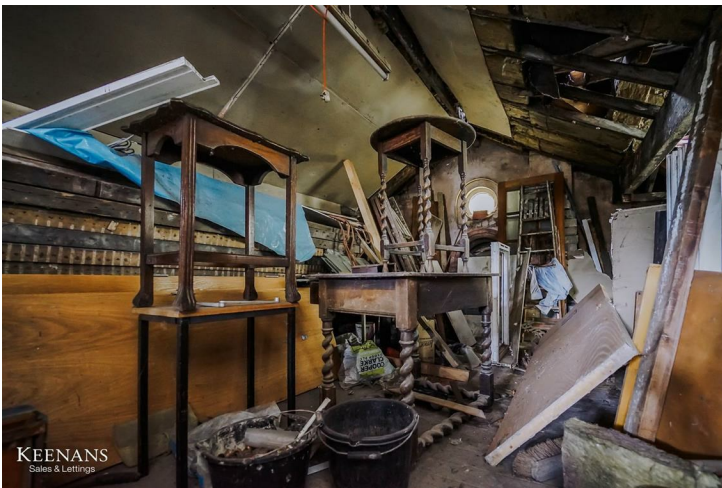
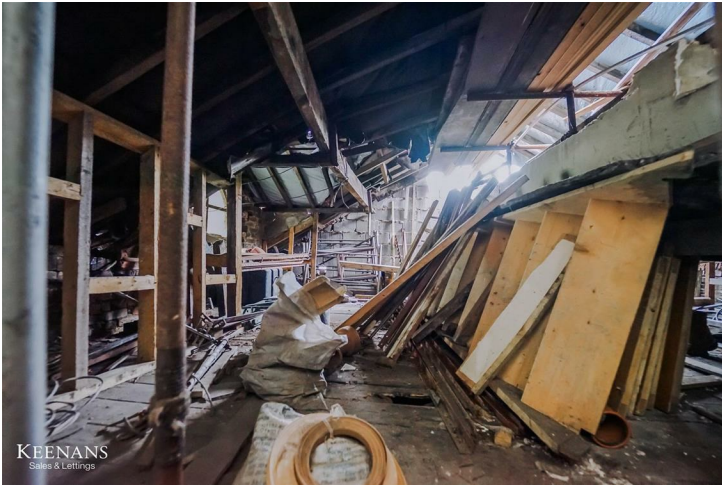
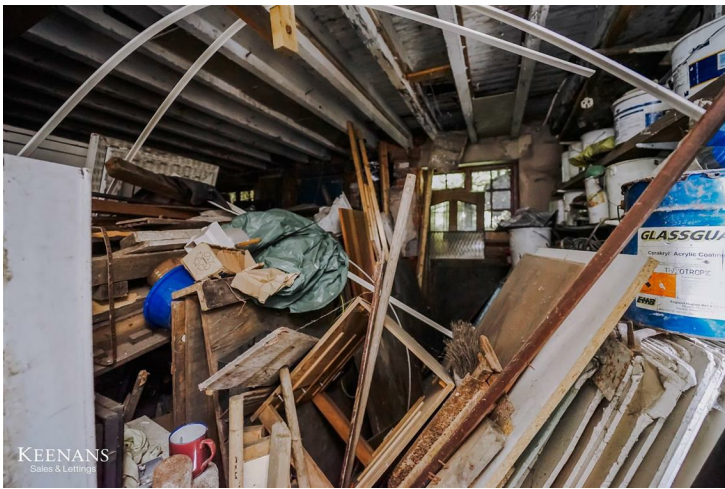
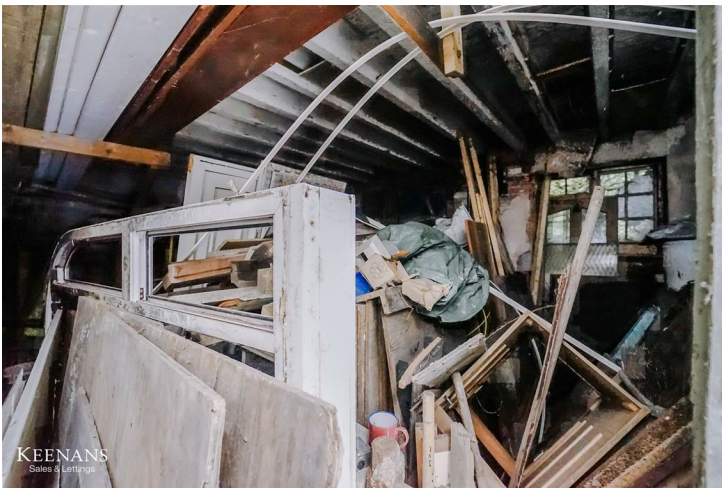
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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- Investment Opportunity
- Council Tax Band: A
- Scope for Development.
- EPC Rating: TBC
- Freehold
- On Street Parking



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