



 **3**
Bedrooms

 **1**
Bathroom

EL ROMA P. Of sarnie
Tel: 0161:748 6043

Sharp Kutz

NAILS!
Acrylic / Gel
"Soakured" Tips
Nail Art
Tel: 0161 748 6043
Made 0793 781000

TRADITIONAL HOT TONEL SHAVE
HOT TONEL SHAVE
SHARP KUTZ
SHARP KUTZ





This investment opportunity comprises of a 17500sqft three storey property on a parade of local shops in Flixton. The ground floor comprises of an hairdressers with a 8m x 6m shop area, large storage room and a rear workshop/kitchen with access door out to the rear. The first and second floors provides a large three bedroom apartment with its OWN ENTRANCE. The internal accommodation: Large open reception hallway, lounge with large picture windows overlooking the front elevation, a dining kitchen and bathroom with separate wc. To the upper floor three good size bedrooms. The apartment also benefits from its own gas and electric supply. Superb investment opportunity.

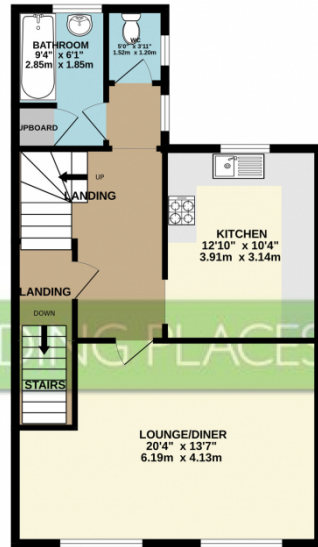
TRADING PLACES

Offers in the region of £300,000
Woodsend Road, Flixton, Manchester M41

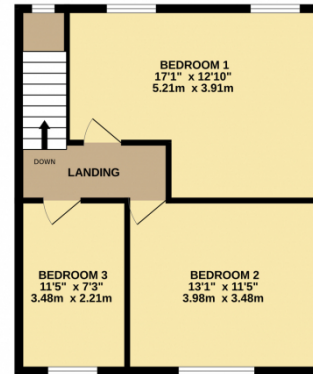
GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



2ND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TRADING PLACES

TOTAL FLOOR AREA : 1730 sq.ft. (160.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 operability or efficiency can be given.
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