



**GASCOIGNE  
HALMAN**

SCARSDALE ROAD, VICTORIA PARK

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THE AREAS LEADING ESTATE AGENT



## SCARSDALE ROAD, VICTORIA PARK

**£395,000**

**\*\*INVESTMENT OPPORTUNITY\*\*** An unique and ideal opportunity to purchase a currently tenanted bay fronted mid terrace property recently refurbished by the current owner. A spacious and well presented four bedroom terrace house located within a highly desirable residential area. Yield of 7.9% currently. Offered with No Vendor Chain.

Victoria Park is very conveniently located for commuting into the city centre. There are many buses routed along Wilmslow Road travelling directly into Manchester and nearby Princess Road again offers direct routes to the city centre and the national motorway network. The nearby centre of Fallowfield caters for everyday shopping requirements and there is a wide range of cafes, bars, pubs and restaurants for all tastes. Victoria Park is very well situated for ease of access to both University and Hospital complexes at Christes and Manchester Royal Infirmary. Schools and recreational facilities in the area are good.



An impressive and immaculately presented four bedroom mid terrace property located within a highly residential area and has recently been completely renovated by the current owner.

Internally the property comprises of a welcoming entrance hallway, two good sized double bedrooms with one bedroom offering an attractive bay fronted window, a separate light and airy living room, modern refitted kitchen and shower room completes the ground floor.

To the first floor there are a further two good sized double bedrooms, a recently refitted shower room which serves both bedrooms and a bay fronted open plan dining/living/kitchen.

The property boasts cellars which are ideal for storage, an attractive and gated frontage and a courtyard style rear garden.

### DIRECTIONS

M14 5PY

### LIVING DINING ROOM

13'3 (4.04m) x 10'5 (3.18m)

### KITCHEN

12'7 (3.84m) x 11'5 (3.48m)

### BEDROOM

15'4 (4.67m) into bay x 11'8 (3.56m)

### BEDROOM

8'9 (2.67m) x 11'5 (3.48m)

### LIVING/DINING ROOM/KITCHEN

15'4 (4.67m) into bay x 16'1 (4.9m)

### BEDROOM

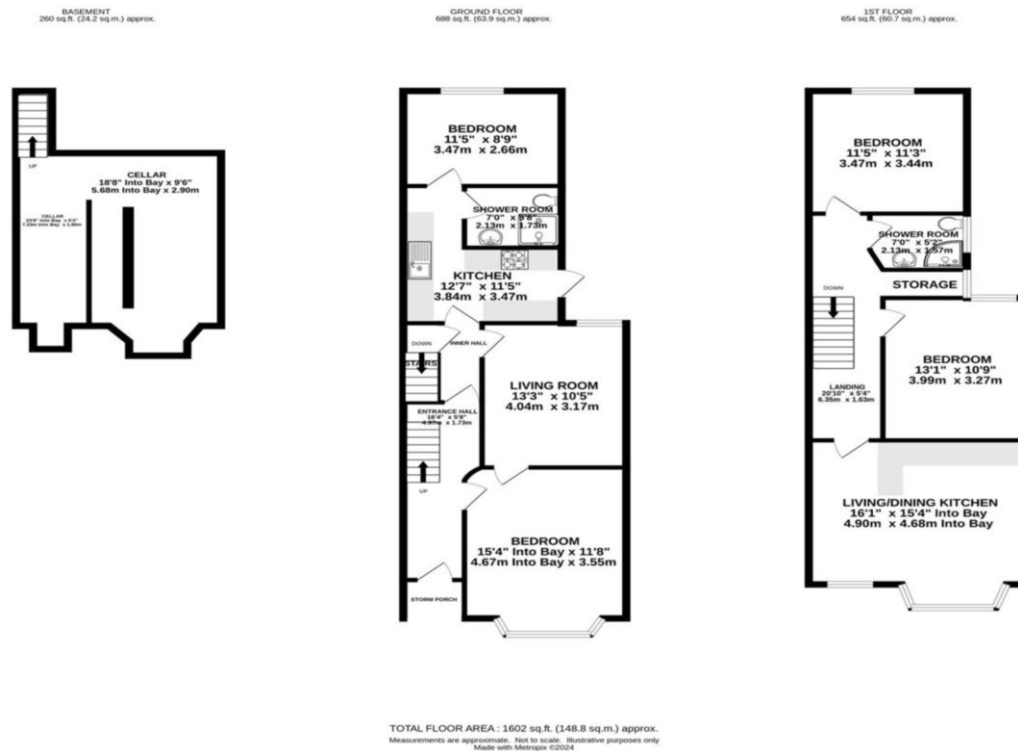
13'1 (3.99m) x 10'9 (3.28m)

### BEDROOM

11'5 (3.48m) x 11'3 (3.43m)

### SHOWER ROOM

5'2 (1.57m) x 7' (2.13m)



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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