

FOR SALE

3 Bedroom Semi-Detached House



**Deepdale Drive, Pendlebury, Salford,
Greater Manchester, M27 8TX**

Description

A three-bedroom semi-detached house for sale. This property is ideally located on a quiet cul-de-sac in the popular area of Agecroft and is close to local schools, amenities, and the transport network. The accommodation is arranged over ground and first floors and offers excellent family living accommodation.

Externally, there is a driveway providing ample off-road parking to the front of the property, with spacious front and rear gardens. In addition, the property has a single garage to the right-hand side of the driveway, accessed from Deepdale Drive - a great potential for possible extension to the property.

The property is occupied and sold with the tenant in situ. The current rent payable is only £8,700 per annum. However, comparable rent in the area is from £14,400 pa. In addition, property on the same street is on the market at £300,000.

Investment Summary

- ◆ **Investment Opportunity for Residential Re-developers**
- ◆ **Off Road Parking & Garage**
- ◆ **Corner Plot**
- ◆ **Current Rental Income Only £8,700 pa, ERV £14,400 pa**
- ◆ **Asset Management Potential**
- ◆ **Good Rental Location**
- ◆ **Quiet Cul-De-Sac in Popular Area**
- ◆ **Local To Multiple Transport Links**
- ◆ **Local to Shops, Schools, Amenities & Restaurants**



Talk to our team on 0161 830 8833

Further Information

Location

This property is on the south side of Deepdale Drive on the junction with Dauntsey Avenue, which joins Agecroft Road to the north and Dell Avenue to the south. Pendlebury is a suburb of Salford in Greater Manchester. It is situated 4 miles northwest of Manchester city centre, and five miles to the southeast via the A6.

Tenure

Long Leasehold on a term of 998 years from 1938. Annual Ground Rent £50.

Services

All mains services available to the property. Electricity, gas, water and drainage.

AML

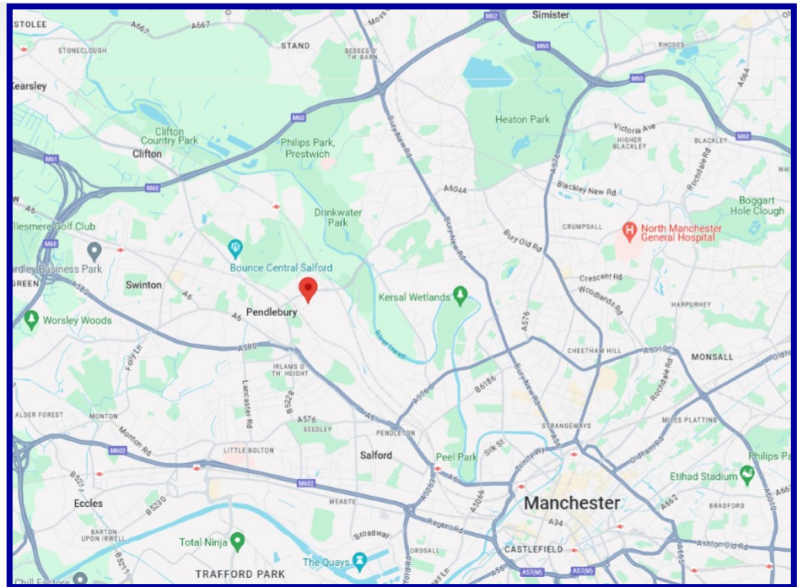
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

EPC

Available upon request.

VAT

If applicable it will be at the prevailing rate.



Viewing

Contact Sole Agents Portfolio Properties
Tel: 0161 830 8833 Email: info@portfoliuk.com

Price

We are seeking offers in excess of **£140,000**

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