



## Station Road, Swinton, Manchester

- ONE BEDROOMED FLAT
- CONVERTED LOFT ROOM
- OPEN PLAN LIVING SPACE
- PRIVATE ACCESS
- TENANTS IN PLACE
- SHOWER ROOM AND BATHROOM
- SEPERATE UTILITY
- 6.4% YIELD
- £1350 PCM
- CAFE

**Offers In The Region Of £250,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Station Road, Swinton, Manchester

## DESCRIPTION

Hunters Worsley are excited to bring to the market this excellent investment property generating a total yield of 6.4% based on asking price. The building has a monthly income of £1350 and includes a ground floor cafe & a one bedroom duplex apartment with converted loft room, benefiting from contemporary open plan living space. Benefiting from private bathroom and en-suite access and with the kitchen space benefiting from a separate utility. A bright and spacious apartment offering plenty of versatile living space. This property needs to be viewed internally to fully appreciate all it has to offer, with excellent transport links, and situated close to local amenities. Early viewing is recommended!

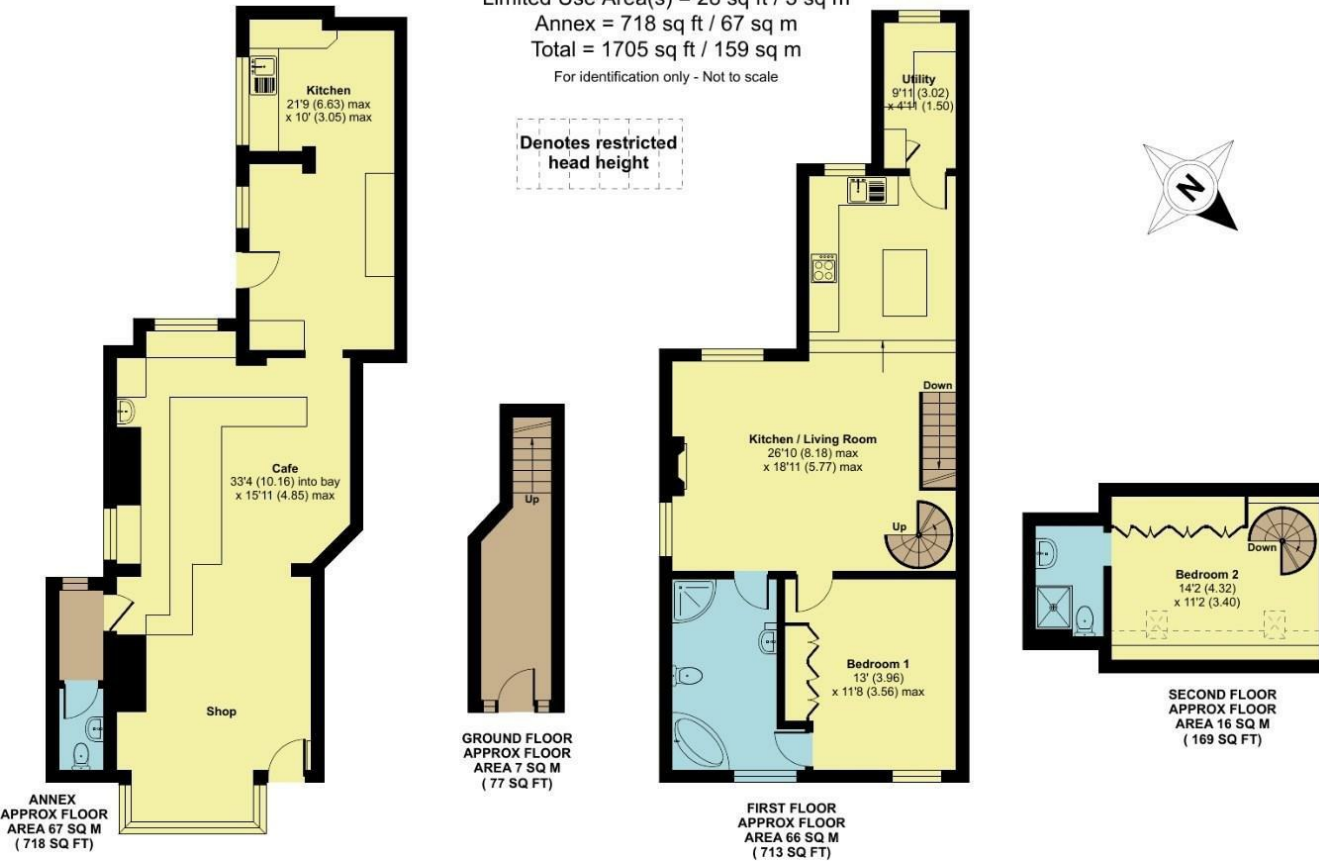




# Station Road, Pendlebury, Swinton, Manchester, M27

Approximate Area = 959 sq ft / 89 sq m  
 Limited Use Area(s) = 28 sq ft / 3 sq m  
 Annex = 718 sq ft / 67 sq m  
 Total = 1705 sq ft / 159 sq m  
 For identification only - Not to scale

Denotes restricted head height



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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 are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 931805

### Viewing

Please contact our Hunters Worsley Lettings Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

Suite 4, The Granary 50 Barton Road, Worsley, Manchester, M28 2EB  
 Tel: 0161 790 9000 Email:

