



HUNTERS[®]
HERE TO GET *you* THERE



Hodge Road, Walkden, Manchester

£375,000



This FREEHOLD block of three self-contained flats offers an exceptional opportunity for investors. Each flat features two bedrooms and one bathroom, providing spacious and practical living arrangements for tenants. The top-floor apartment has been recently refurbished to a high standard, adding a fresh, modern feel to the property.

With no management company in place, there are no service charges to worry about, ensuring a hassle-free ownership experience and maximising your rental income. To the rear of the property, each flat benefits from an allocated parking space, a valuable addition for tenants seeking convenience.

Located in a fantastic area, the property enjoys excellent connectivity with easy access to bus stops, major commuter routes, and rail links to Manchester City Centre. Walkden Town Centre is just a short walk away, offering an array of shops, supermarkets, and restaurants, making it a highly desirable location for renters.

This property presents an unmissable chance to secure a block of flats in a thriving and well-connected area. Contact us today to arrange a viewing and discover the full potential of this outstanding investment.

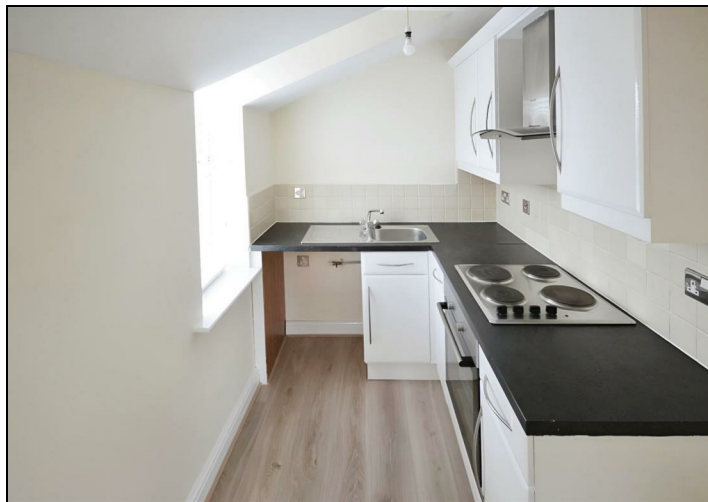
The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
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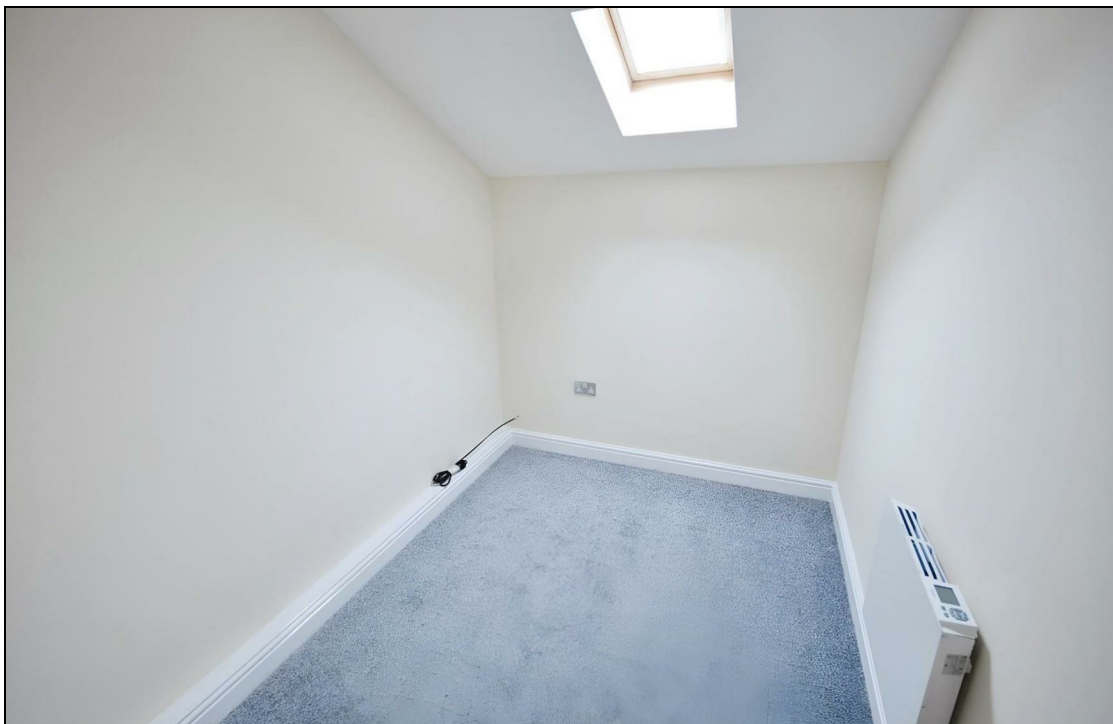




KEY FEATURES

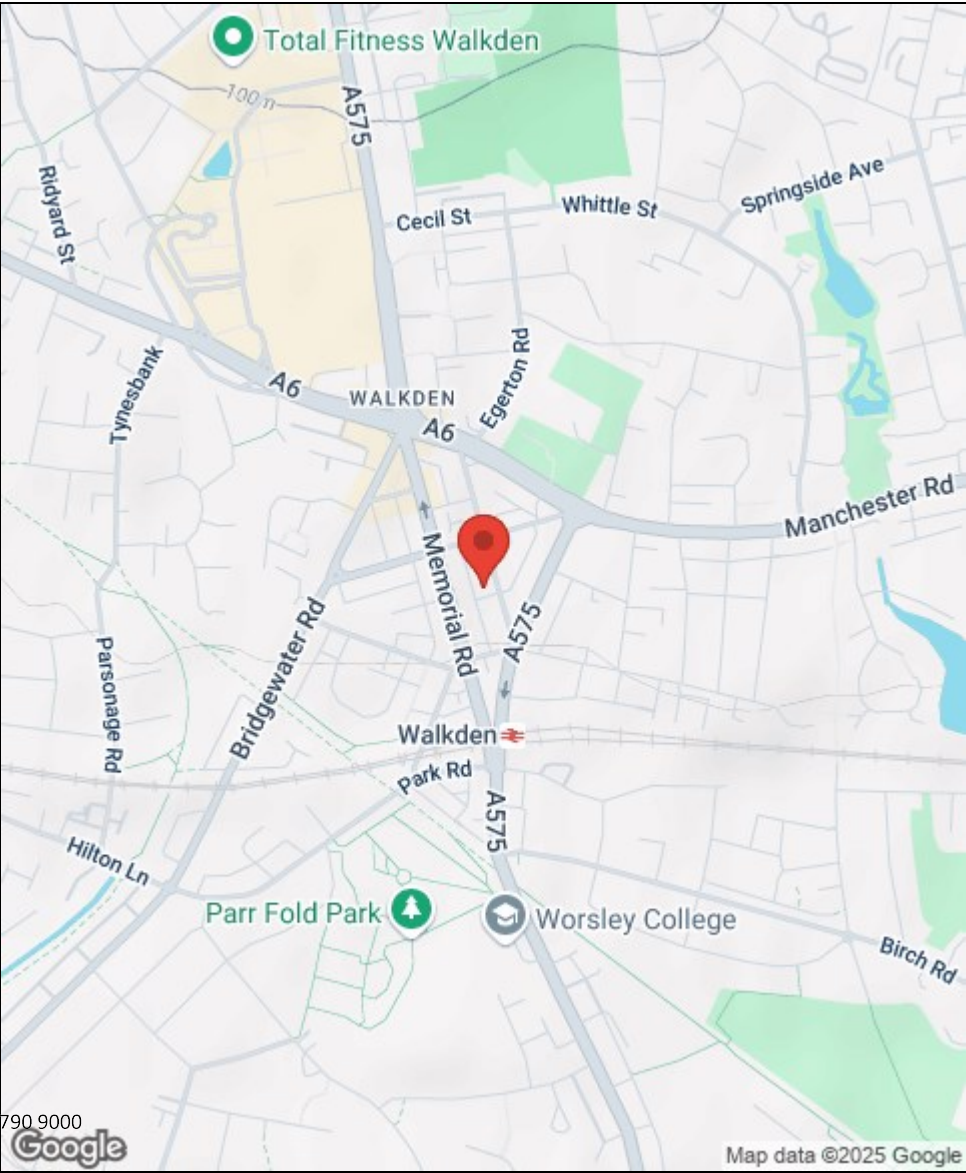
- THREE 2 BED APARTMENT
- NO MANAGMENT COMPANY
- ALLOCATED PARKING
- SPACIOUS GROUND FLOOR
- WALKING DISTANCE TO WALKDEN TRAIN STATION AND TOWN CENTRE
- REFURBSIHED TOP FLOOR
- PERFECT FOR INVESTORS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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