



 **2**  
Bedrooms

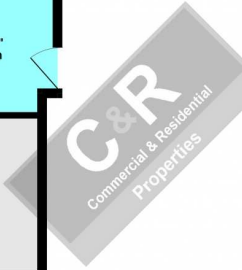
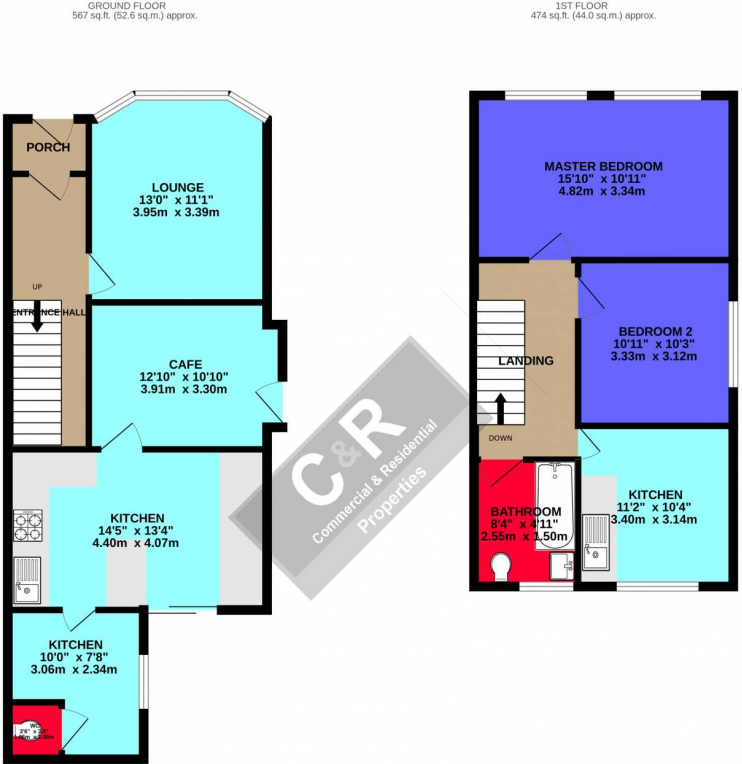
 **1**  
Bathroom



C & R Hulme are pleased to bring to the market a unique opportunity to purchase this spacious end of terrace house which is a mixed usage property situated on the corner of Taylors & Burleigh Road, Stretford, Manchester, M32. To the Taylors Road aspect of the property you will find a well established Cafe known as Miah's Sandwich shop which has been operating for 20 years and comprises of a main cafe area, kitchen, storage area and downstairs WC, externally you will find a well maintained rear yard. To the Burleigh Road aspect of the property you will find a spacious two bedroom which comprises of a spacious lounge to the ground floor, two double bedrooms, a kitchen and refitted bathroom to the first floor. The property has the added benefit of off road parking.

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Perfectly located for access into Manchester City Centre, Salford Quays and just a short distance from a range of popular Stretford amenities. The property would be an excellent buy to let investment as it is a dual income property. Early viewing highly recommended to not miss out.



C & R PROPERTIES  
TOTAL FLOOR AREA: 1040 sq ft. (96.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, roads, acres 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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**EPC**  
Coming soon

