



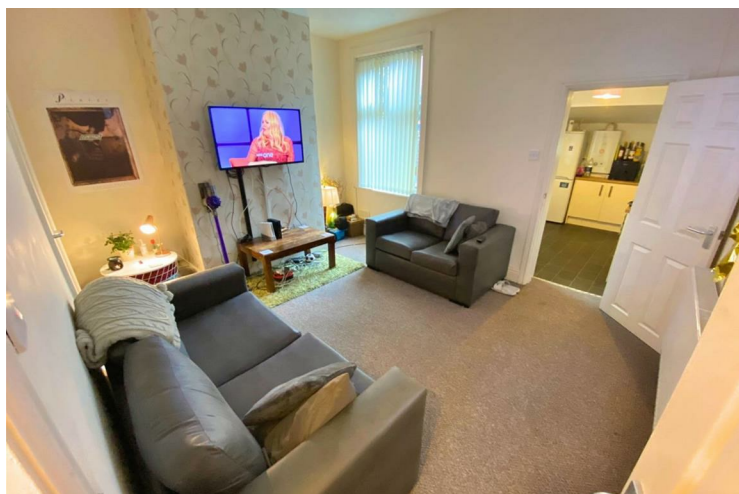
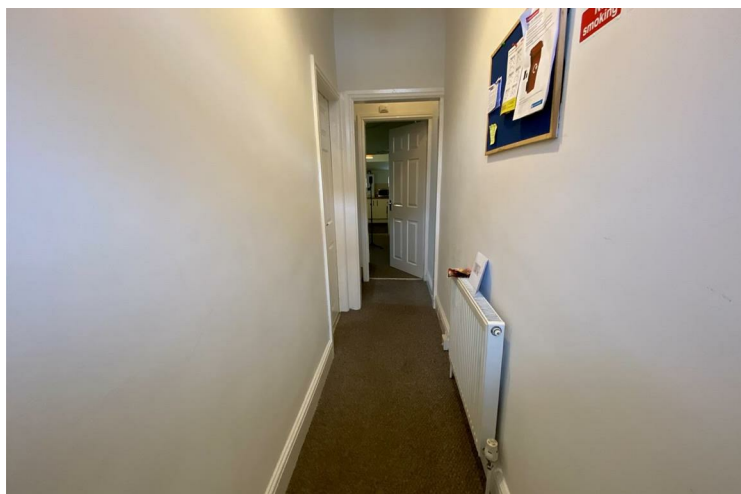
44 Haddon Street Salford

£220,000
Freehold

INSTANT INCOME
TENANTED INVESTMENT
MANAGED BY MISTORIA
STUDENT PROPERTY

Welcome to this modern student property located on Haddon Street in the vibrant city of Manchester. This well-appointed residence boasts a generous 840 square feet of living space, making it an ideal investment opportunity for those looking to cater to the thriving student market.

The property features three spacious bedrooms, each designed to provide comfort and privacy for its occupants. The large reception room serves as a welcoming communal area, perfect for socialising



- INSTANT INCOME • TENANTED INVESTMENT • STUDENT ACCOMODATION • MANAGED BY MISTORIA • GREAT FOR PORTFOLIO • AVAILABLE IMMEDIATELY

Full Description

This property has all the features a busy student requires!

The property is set out over two floors including 3 double bedrooms. This includes one on the ground floor and two on the first floor! All bedrooms include a double bed, wardrobe, chest of drawers, desk and chair. The rooms are complimented by a feature wall and ample power points for all your electrical devices. Each room can be locked by key which is extra security for your belongings as well as giving you some private time away from your housemates.

The living room consists of two sofas, coffee table and modern dining table and chairs.

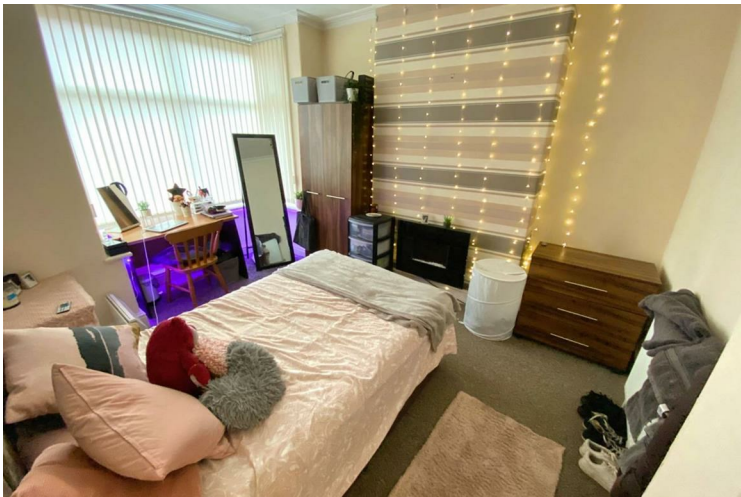
The fully fitted kitchen consists of a fridge-freezer, a single oven with four hobs, a sink and drainer, a washing machine, kettle and a toaster.

There is one bathroom, which is tiled from floor to ceiling for ease of cleaning and consists of a freestanding shower, toilet and sink.

The property further benefits from double glazing throughout and gas central heating.

There is also a yard to the rear.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Little Lever Mistoria
21A Market Street
Little Lever
Bolton
BL3 1HH

01204 800 765
info@mistoria.co.uk
mistoria.co.uk

