



## Denning Place

Manchester Road / Billy Road, M27 8AB

Offers In The Region Of £120,000



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## Denning Place, Manchester Road / Billy Road, M27 8AB

Spacious 2-Bedroom Ground-Floor Apartment with Tenant In-Situ – Ideal Investment Opportunity

This well-sized two-bedroom apartment, located on the ground floor, presents a fantastic opportunity for investors. With a tenant already in place, this property provides an immediate rental income stream, making it an attractive option for those looking to expand their portfolio.

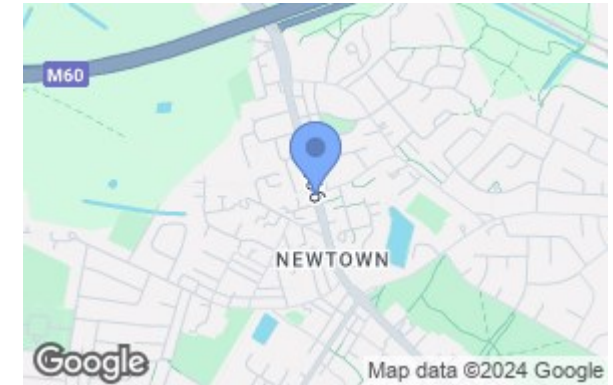
This apartment offers great potential for future updates. The spacious open-plan kitchen and living area provide ample room for relaxation and entertaining, and both bedrooms are generously sized, with the master larger than the second bedroom.

Situated just a short walk from Swinton Main Line Rail Station and with easy access to the M60, this apartment is perfect for commuters, offering excellent transport links.

With its size, location, and existing tenancy, this property is a solid investment with plenty of scope for future enhancement.

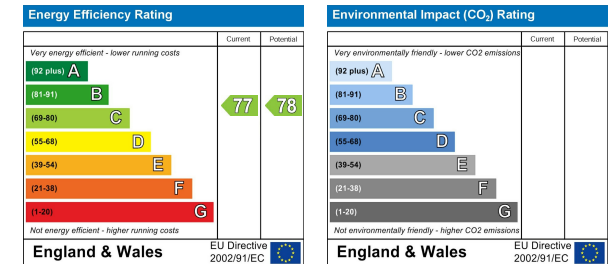


## Area Map



## Floor Plan

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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