



72-74 Crescent Road,
Manchester, M8 9NT

Offers in excess of £595,000



We are pleased to bring to the market these well presented Victorian semi-detached properties, combined to provide a detached building that was used as a GP Surgery with private driveway to the front of each entrance.

The building has been well maintained and benefits from gas central heating and double glazed windows. The property briefly comprises of an entrance vestibule, large waiting room, internal office/reception, two practice/consultancy rooms, and disabled access WC to the ground floor. On the first floor is the staff area comprising of two offices, staff kitchen, bathroom and separate WC, and further four practice/consultancy rooms.

The property is laid out as a doctors surgery but could easily be used for a similar medial business, private, NHS or converted to residential units (subject to the correct planning permissions) alternatively the property could be used for a vets, dentist, physio or office suite.

- VACANT FORMER MEDICAL SURGERY PREMISES
- DEVELOPMENT POTENTIAL
- TRAM STATION 400 METERS FROM PROPERTY
- X2 VICTORIAN SEMI-DETACHED PROPERTIES
- CLOSE TO LOCAL AMENITIES
- FANTASTIC TRANSPORT LINKS

