

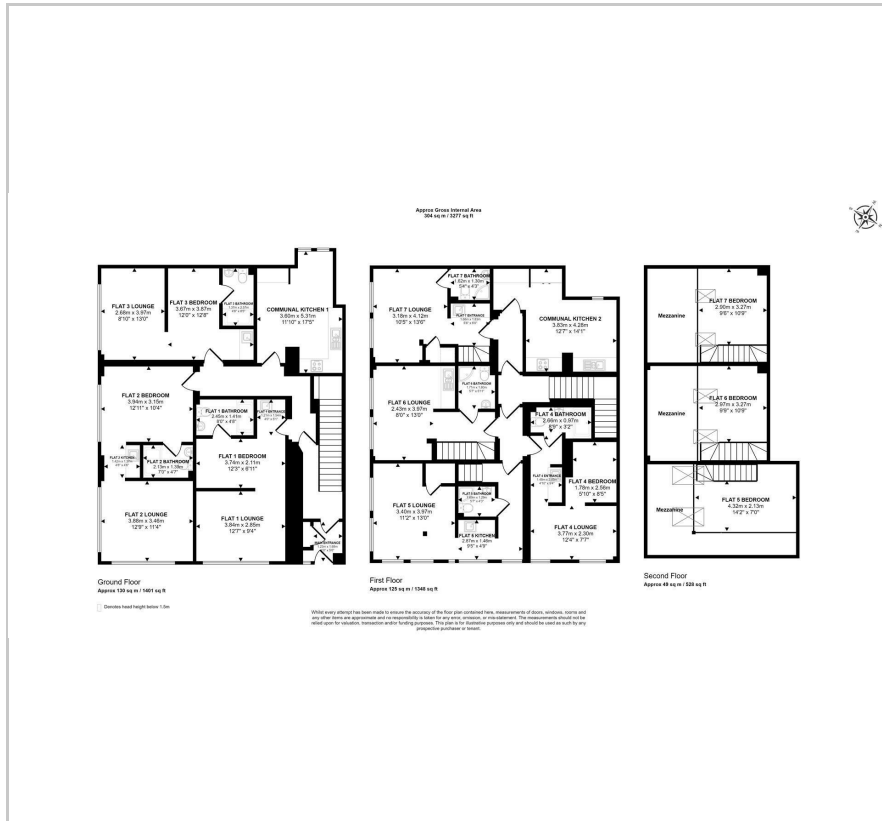


3 Memorial Road

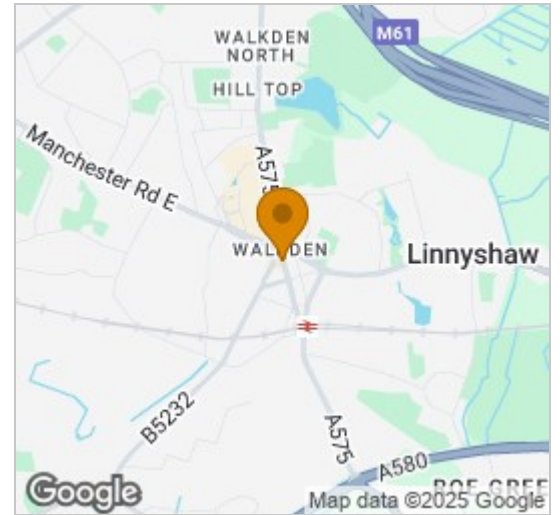
Worsley, Manchester, M28 3AQ

Offers in the region of £650,000

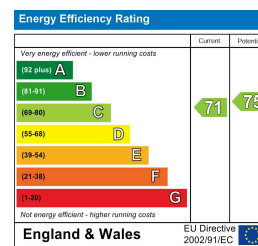
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Tenanted PS Office on if you wish to arrange a viewing appointment for this property or require further information.

- TENANTED INVESTMENT PROPERTY ■ Seven self contained studio apartments
- Two communal kitchens ■ Freehold (Unconfirmed)
- Modern specification ■ Sold furnished
- Hands off investment with experienced management company ■ Short commute into Manchester City Centre
- 7.8% NET yield ■ Invest today

### ATTENTION INVESTORS - PURCHASE THIS READY MADE INVESTMENT PROPERTY!

Offered to the market as a ready-made investment, this beautifully converted HMO property presents a fantastic opportunity to acquire a up and running HMO investment. The property is well located within a short commute to a variety of locations throughout Manchester. The property consists of 7 X self contained studio apartments of varying sizes as well as 2 X communal kitchens and utilities. The property is licensed via Salford council.

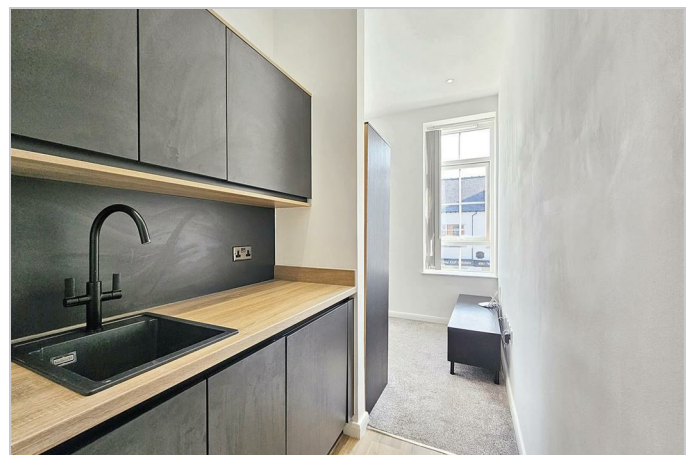
This style of investment is high in demand in the and provides a great opportunity for an established investor to expand their portfolio.

A look inside the property:

The property briefly comprises: To the ground floor; 3 X self contained studio apartments, 1 X communal kitchen with washer / dryer facilities.

To the first floor; 3 X mezzanine split level apartments and 1 X single level studio apartment and 1 X communal kitchen with access to further washing and drying facilities.

Externally there is a locked bin store which is shared with a neighbouring property.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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