

LEASEHOLD



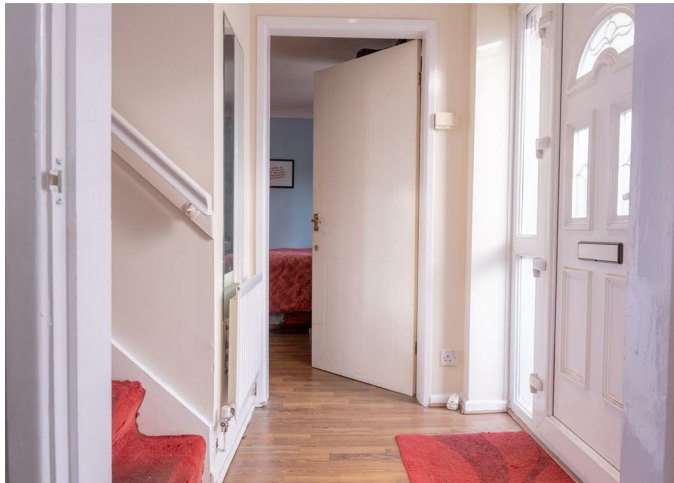
House - Detached

**29 YEW STREET,
MANCHESTER, M15
5YW**

Offers over

£300,000

FEATURES

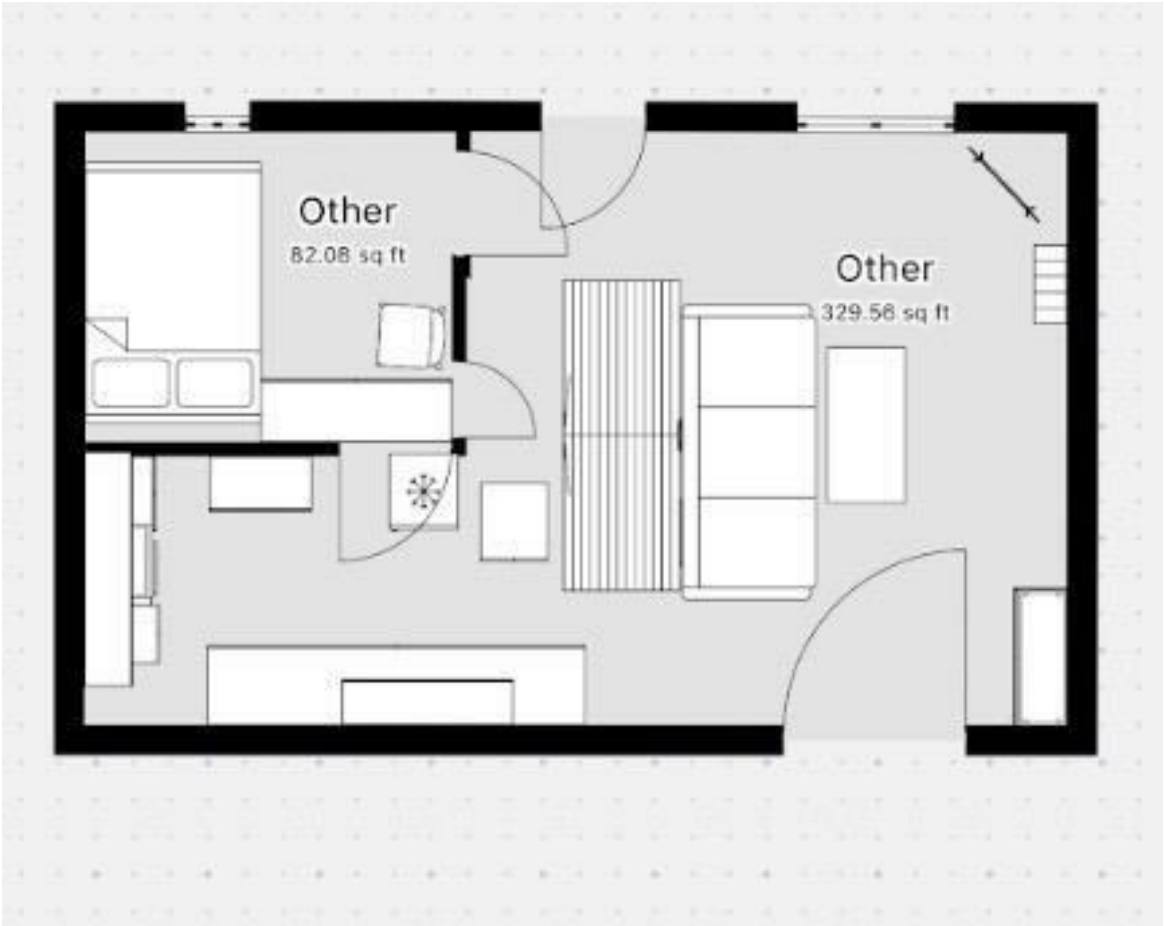


ACOBAS

3 Bedroom House - Detached located in Manchester

A fantastic three-bedroom detached property only fifteen minutes from the city centre. Located on Yew Street, a highly sought-after location due to its strategic positioning from local primary schools and transport links. Currently a part of a renowned property investor's portfolio and operating as a HMO. This is an excellent opportunity for other investors or a family in need of 3/4 bedrooms. It is within close proximity to St Mary's Hospital, Superstores, and outstanding Universities.

The ground floor comprises a spacious entrance hallway with a staircase upstairs opposing you. There is also a snug room to the right (currently in use as a bedroom) and a large living area to the left, containing patio doors leading out into the private rear garden. The living room flows straight into the large kitchen with a conventional oven and gas cooker. Upstairs, you have two bright double bedrooms overlooking the front of the home and one single bedroom. Additionally, a three-piece family bathroom is at one end of the hallway, with one out of the



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Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 are advised to recheck the measurements.

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