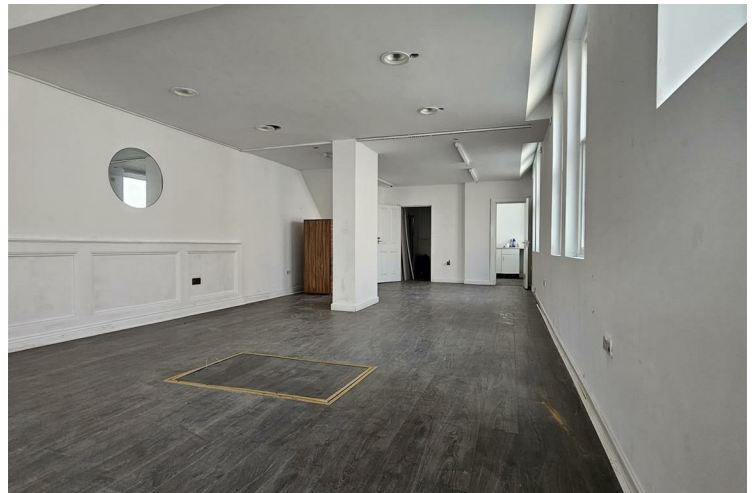


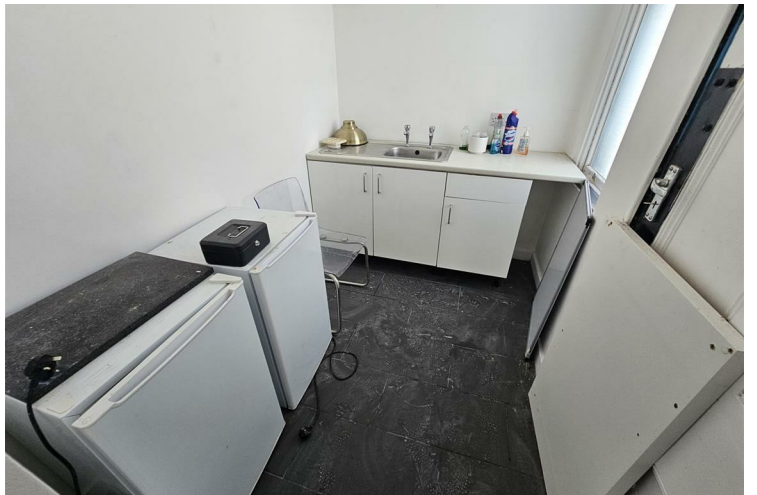


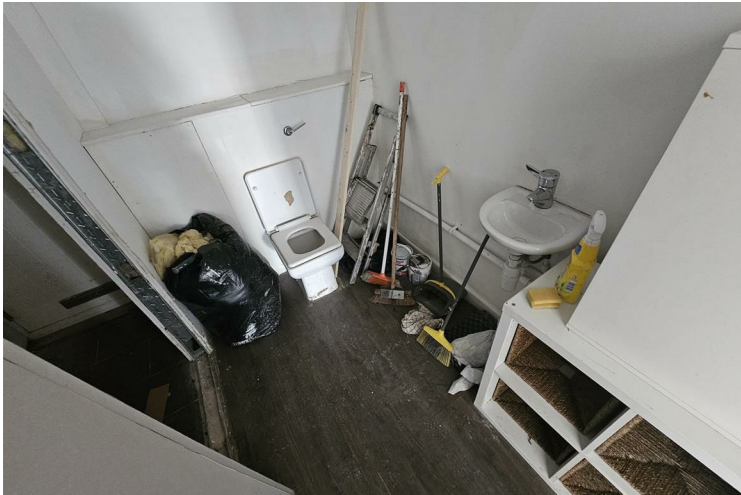
97 Manchester Road Altrincham

£410,000
FREEHOLD

Located on the highly sought-after Manchester Road in Altrincham, this mixed-use property offers an excellent investment opportunity. The property features a spacious commercial unit on the ground floor, along with a large three-bedroom residential flat spread across the first and second floors. With its prime location and versatile layout, this property is perfectly positioned for both commercial and residential use. The commercial space on the ground floor is generously sized and includes a kitchen, a W/C, and a washbasin, making it suitable for a wide range of businesses. Additionally, it benefits from a large basement, ideal for storage or expansion of the business area. The shopfront has excellent visibility and foot traffic, located in a vibrant part of Altrincham, making it a desirable spot for a thriving business. Its close proximity to local amenities such as cafes, shops, and transport links makes it an ideal location for both business and residential purposes. The residential flat above spans two floors and is impressively spacious, providing plenty of potential for modern living. The first floor features a large reception room, perfect for family gatherings or entertaining, as well as the first of three bedrooms, which includes its own en-suite bathroom. The upper floor comprises two further well-sized bedrooms and an additional two bathrooms, offering both comfort and privacy. Each room is well-proportioned, making the flat perfect for family living. Although the property requires some renovation and updating throughout, the potential is clear. Its prime location, just a short distance from Altrincham town center, offers excellent access to local schools, parks, restaurants, and public transport, including the Altrincham Interchange. This property is ideal for those looking to invest in a fantastic area with great growth potential. Don't miss the opportunity to renovate and transform this space into a modern gem!







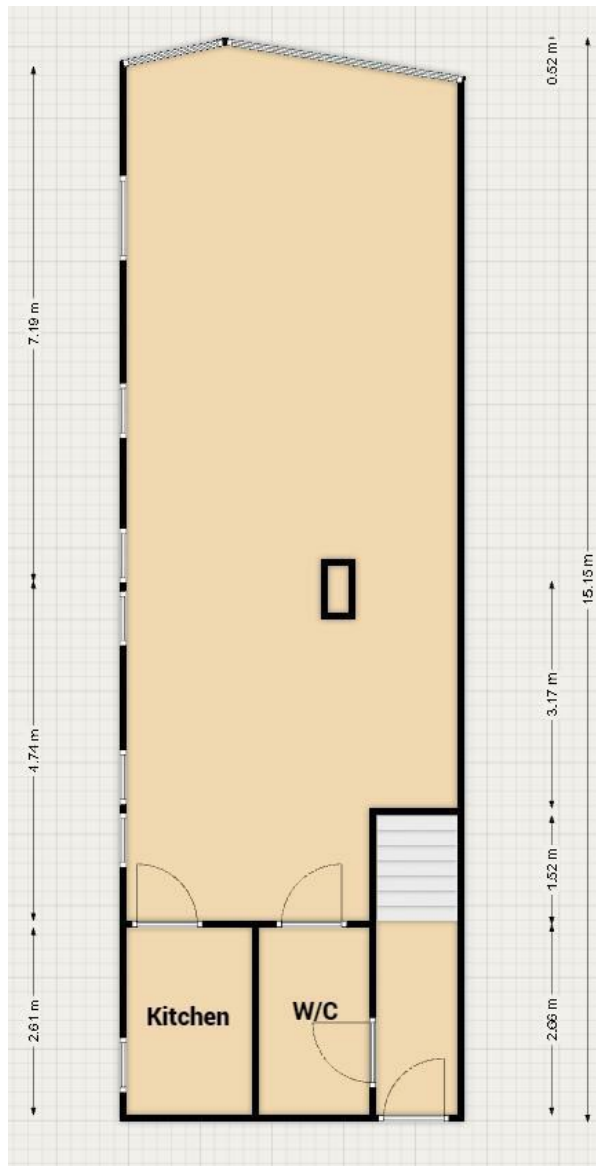




Additional Information

Local Authority -
Council Tax - Band
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



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/tenants are advised to recheck the measurements

Levenshulme
 902 Stockport Road
 Levenshulme
 Greater Manchester
 M19 3AD

0161 660 0993.
 info@jacobknight.com
 https://jacobknight.com/

