

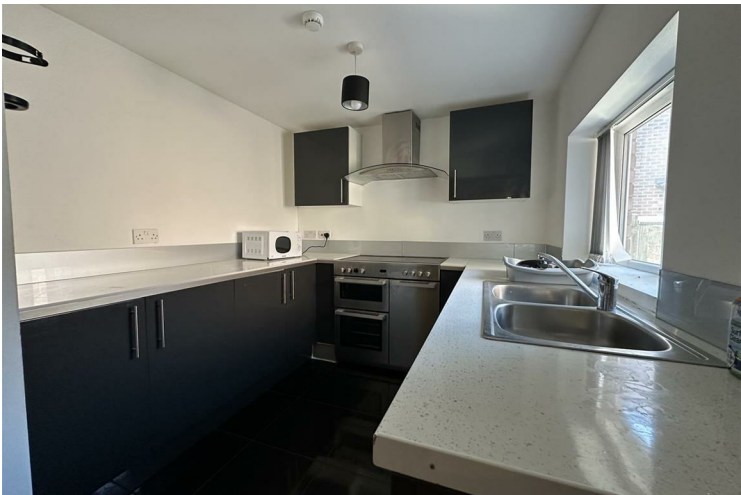


70 Haydn Avenue Manchester

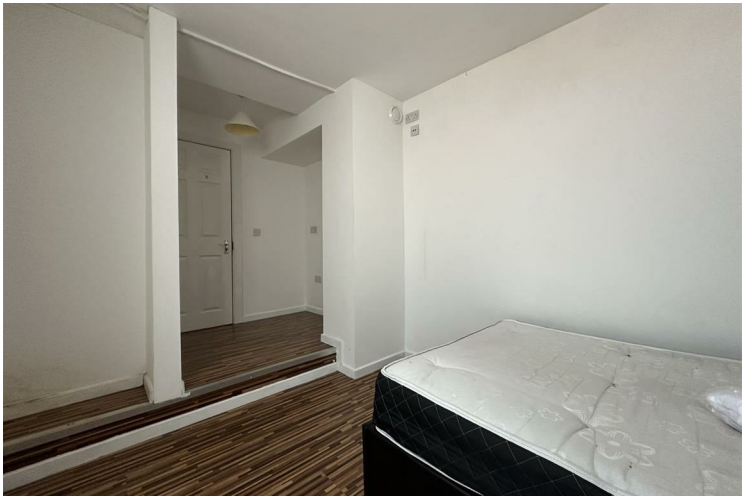
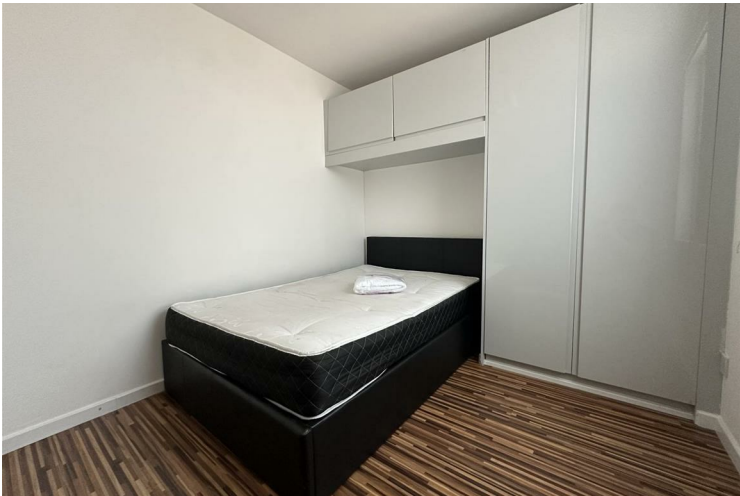
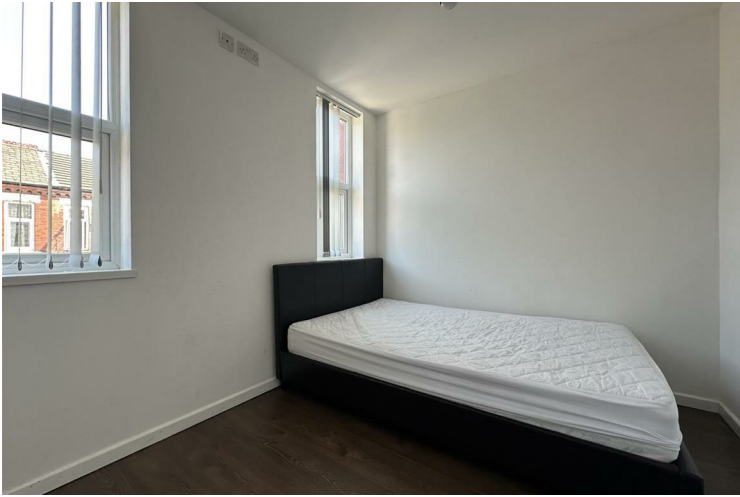
£275,000
FREEHOLD

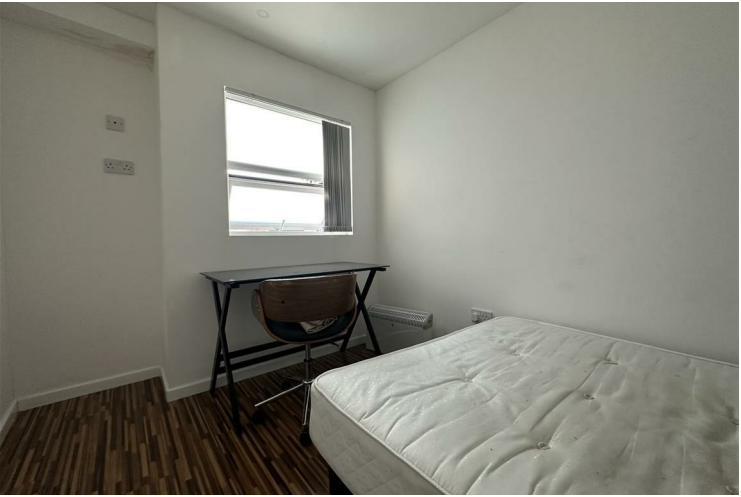
Located in a prime student area of Manchester, this spacious five-bedroom terraced property spans three well-proportioned floors and offers a fantastic opportunity for investors, first-time buyers, or owner-occupiers. The ground floor includes a large living room with the added benefit of an en suite bathroom, offering flexibility for rental arrangements, along with a second reception room and a modern fitted kitchen. The first floor comprises two double bedrooms and a shared bathroom, while the second floor offers three additional spacious double bedrooms—ideal for student or professional tenants. The property is in good general condition and would benefit from a thorough clean and a fresh coat of paint. A modern heat pump system replaces the traditional gas boiler, delivering improved energy efficiency and long-term savings. The property is currently vacant, allowing for immediate occupancy or renovation without delay. Situated close to Manchester's universities, Wilmslow Road, and the vibrant Curry Mile, the property also offers excellent access to shops, supermarkets, cafes, and bus routes into the city centre. With high tenant demand in this area, this property presents a ready-to-go investment with excellent income potential, while also offering an affordable entry point for those looking to step onto the property ladder.

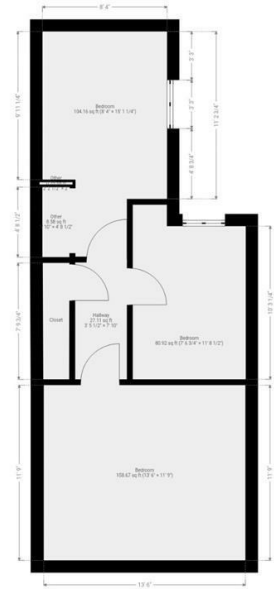
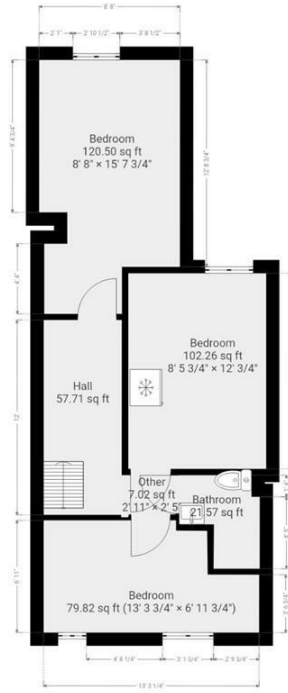
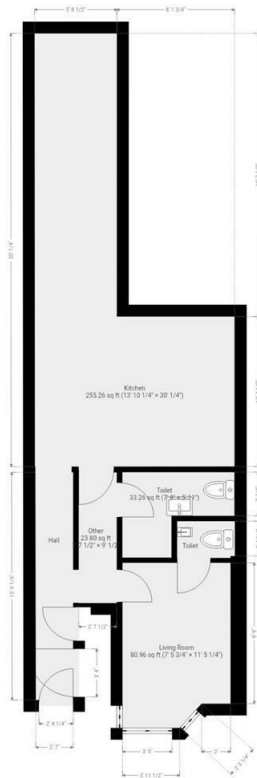












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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/

