

FREEHOLD



House - Mid Terrace

# 9 BOTHWELL ROAD, MANCHESTER, M40 7PA

Offers in the region of

**£175,000**

FEATURES



**CITY COMFORT**  
UK Properties Specialist



# 2 Bedroom House - Mid Terrace located in Manchester

Nestled on the charming Bothwell Road in Manchester, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an inviting 721 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly into the kitchen area, which is functional and well-equipped, catering to all your culinary needs. The property also boasts a well-maintained bathroom, ensuring that all essential amenities are readily available.

Built in 1970, this home has been lovingly cared for and is ready for its next chapter. One of the notable advantages of this property is the presence of long-term tenants who are currently on a periodic tenancy and wish to stay. This presents a unique opportunity for investors looking to acquire a property with immediate rental income, or for those who may wish to continue enjoying the current tenants' presence.

The location on Bothwell Road is particularly appealing, offering easy access to local amenities, schools, and transport links, making it a convenient base for both work and leisure. Whether you are looking to invest or find a new home, this property presents a wonderful opportunity in the heart of Manchester. Do not miss the chance to make this charming house your own.

Call us on


**01617061208**

**[sales@citycomfortapartments.co.uk](mailto:sales@citycomfortapartments.co.uk)**

**<https://www.citycomfortapartments.co.uk/>**

**Council Tax Band**

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.