



## The Crescent, Salford

Asking Price Of £475,000

Presenting a rare opportunity for Development/Investment!

- Investment/Development opportunity
- Previous planning granted for 6 bed HMO
- Parking for up to 4 Cars
- 4 Stories
- Grade II Listed frontage
- A few minutes' walk to Salford University
- Ten minutes' Walk to Manchester City Centre
- Good transport links

## DESCRIPTION

Presenting a rare opportunity for Development/Investment!

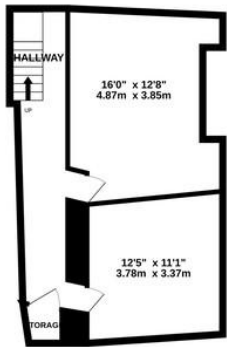
Currently under Class A2 commercial use but has had previous planning consent for a 6 bed HMO (House of Multiple Occupancy) residential development. Other properties on The Crescent have also been successfully converted to 7 bed HMO's.

The property could also be an amazing single dwelling or split into apartments! Offering over 2000sqft of internal space along with parking for up to 4 cars at the rear of the building.

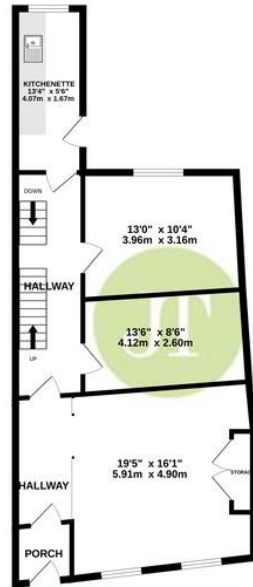
The front of the building is Grade II Listed and the ground, first and second floors all benefit from high ceilings and large sash windows. The property is currently split over 4 levels including basement level and is set up for commercial office use so could be used or rented out as it is, immediately. The basement level is currently split into two rooms, the ground level has 3 office spaces, a kitchen and WC. The first and second floors both have two large office spaces and WCs/bathrooms.



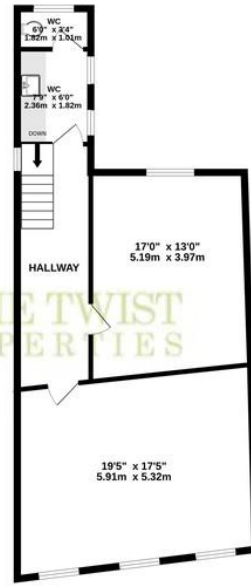
**BASEMENT**  
NaN sq ft. (NaN sq.m.) approx.



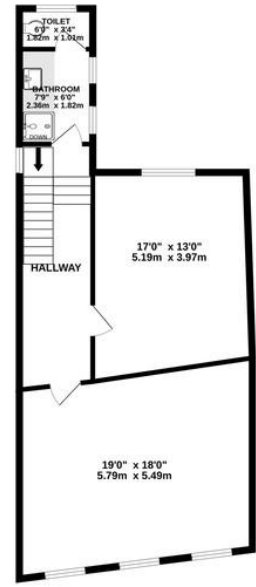
**GROUND FLOOR**  
687 sq ft. (63.8 sq.m.) approx.



**1ST FLOOR**  
686 sq ft. (63.7 sq.m.) approx.



**2ND FLOOR**  
683 sq ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 2055 sq.ft. (191.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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