



*jordan* fishwick

LONGSIGHT  
Rushford Street





## Rushford Street, Longsight, M12 4WY

Auction Guide £170,000



### The Property

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £170,000+ Reservation Fee.

**\*FANTASTIC INVESTMENT OPPORTUNITY\*** - A ground floor retail unit with living space behind, three bedrooms and bathroom above with a enclosed courtyard to the rear, located in a popular residential location, 872 sq ft. The shop comprises of a light & airy retail area with a number of different uses, previously used until recently as a local convenience store servicing the area for many decades, potential to convert to a residential property subject to necessary approval, being sold with no seller chain, an opportunity not to be missed.

### Directions

M12 4WY





- Fantastic Investment Opportunity
- Ground floor retail unit
- Previously used as convenience store
- Lounge & Kitchen
- Three bedrooms and bathroom above
- Popular residential location
- Courtyard to rear
- No chain

**Postcode** - M12 4WY

**EPC Rating** - F

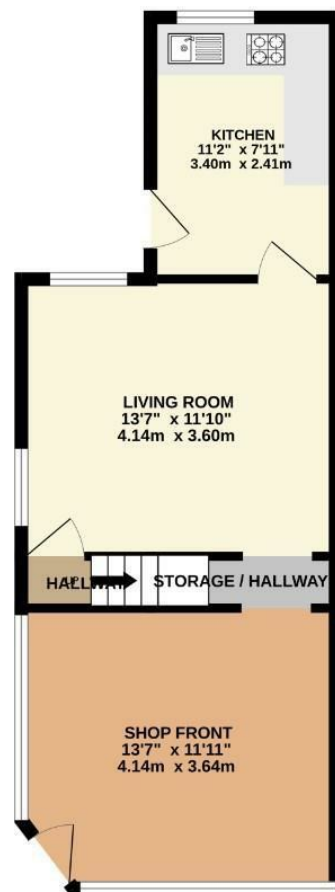
**Floor Area** - 872.00 sq ft

**Local Authority** - Manchester City council

**Council Tax** - A



GROUND FLOOR  
434 sq. ft. (40.3 sq.m.) approx.



1ST FLOOR  
438 sq. ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq. ft. (81.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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