

106 College Road, Whalley Range, Manchester, M16 8BN



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\*\*\*IMAGES TAKEN WHILST TENNATED\*\*\* An attractive period, detached property. Currently split into 6 self-contained apartments. There are 4 x 1 bedroom apartments and 2 x 2 bedroom apartments with a combined monthly income of £5,185.

Located on a fantastic tree lined residential road, just off Upper Chorlton Road. The popular area off Manchester Road in Chorlton is just a short walk away with its selection of bars, cafes, restaurants and Deli's.

The spacious property occupies a fantastic corner plot on College Road in this conversation area of Whalley Range.

The well-planned accommodation consists of; A private entrance on the ground floor with access to a hallway, fitted kitchen, bedroom and a three-piece shower room. Stairs leading to the first floor lead to a further bedroom, living room and a useful study/nursery. (Images used from apartment 6).

Close by to great transport links, with bus routes providing easy-access to Manchester city centre and Universities. The property benefits from being warmed by gas fired central heating, communal gardens and residential parking to the side and rear with access off Wood Road. There is a detached brick garage and useful basement.

**\*\*Please note\*\*** The vendor is selling this investment opportunity as it is.

£745,000







## EPC Chart

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>	72	74
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Tenure: Freehold Council Tax Band: A



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