



151 - 163 Lees Street, Manchester, Lancashire M18 8GA
£295,000

FANTASTIC DEVELOPMENT OPPORTUNITY! FULL PLANNING PERMISSION ALONG WITH DISCHARGE OF CONDITIONS Sanderson James are excited to offer a development opportunity to a lucky developer/ investor who is keen to build two semi detach properties and one detached property. The Gorton market has rocketed in value over the past couple of years making this an opportunity you will not want to miss out on. Obtaining planning permission for a pair of three bedroom semi-detached properties which can be converted into a four bedroom with permitted development and a three bedroom detached property which can also be converted into a four bedroom via the same method this development has the chance to make a fantastic return once completed. The current owner has also taken the responsibility to make the payment for highway control as well so the only responsibility for the lucky buyer is to continue with the build. The current owner has begun with the footings and has laid the foundation for the detached property. All properties will have gardens and off road parking making them an extremely attractive property once marketed to the residential market. The site is located a short distance from Gorton Train Station and is perfectly situated between Hyde Road and Ashton Old Road. It has a variety of local schools including Wright Robinson which is rated outstanding by Ofsted. Lees Street is a short walk away from a range of supermarkets and shops. Sanderson James would be more than happy to assist with questions relating to the market within the Gorton area for any interested parties. We expect a development like this which is ready to proceed with as soon as you take ownership to sell very quickly, so recommend all interested parties call Sanderson James on 0161 231 0808.

