



58 Walter Street, Manchester, Lancashire M18 8SN

£130,000

****INVESTMENT OPPORTUNITY** TENANTED TERRACE**** Sanderson James are pleased to offer for sale this tenanted terrace property in Abbey Hey. This property is attractive from a financial and aesthetic point of view. To the front is a lounge which is currently being used as a bedroom. The living room is to the rear with a white gloss kitchen beyond. Externally there is a covered courtyard making it useful year round. On the first floor are two double bedrooms. The family bathroom has a modern white suite and over bath shower. With an instant income this will attract a lot of smart landlords, contact Sanderson James now to find out you could be reaping the rewards from this property.



Lounge
9'10" x 12'1" (3 x 3.7)

Dining Room
12'1" x 13'1" (3.7 x 4)

Kitchen
7'10" x 10'9" (2.4 x 3.3)

Covered Courtyard

Master Bedroom
13'1" x 11'9" (4 x 3.6)

Second Bedroom
8'6" x 13'1" (2.6 x 4)

Bathroom
6'2" x 7'2" (1.9 x 2.2)

Property Viewings

Due to the current Government restrictions we are conscious of everybody's health concerns at this time. We are happy to show people around properties within certain guidelines. Firstly you need to watch the video and be sure that you want to purchase this property. Each video has a reference code at the end that you will be required to inform us what the code is before we will book you in to view the property. You will not be allowed to enter the property without a face covering. The viewing will be conducted in a socially distanced manor.

sales disclaimer

DISCLAIMER These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do

not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

sales opening hours

OPENING HOURS We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

sales thinking of selling

THINKING OF SELLING If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

Sales Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)



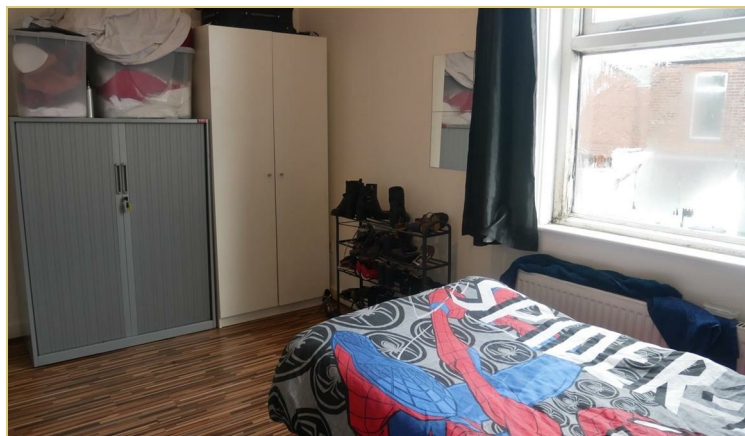
Ground Floor



First Floor



Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

