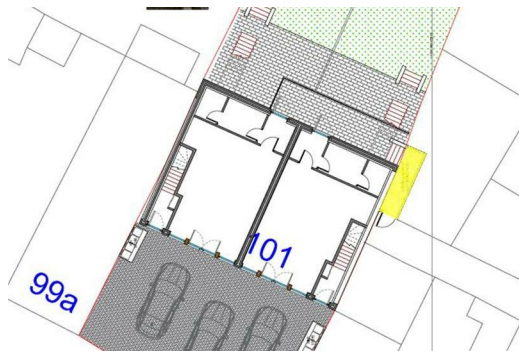


FRONT ELEVATION (WEST)

101 HAUGHTON GREEN ROAD, M34 7GR
£185,000



REAR ELEVATION (EAST)



DESCRIPTION

101A & 101B ARE SOLD WITH FULL PLANNING PERMISSION GRANTED FOR 2 RETAIL UNITS WITH 2 APARTMENTS ABOVE PLEASE VISIT TAMESIDE COUNCIL WEBSITE FOR FULL DETAILS - 24/00275/FUL

A rare opportunity to purchase TWO freehold retail units in the heart of Houghton Green Village complete with parking for 4 vehicles to the front and a large South facing garden to the rear.

Planning granted to remodel the retail units and add a first floor to make way for two apartments however, the building and/or plot could be suitable for a variety of uses.

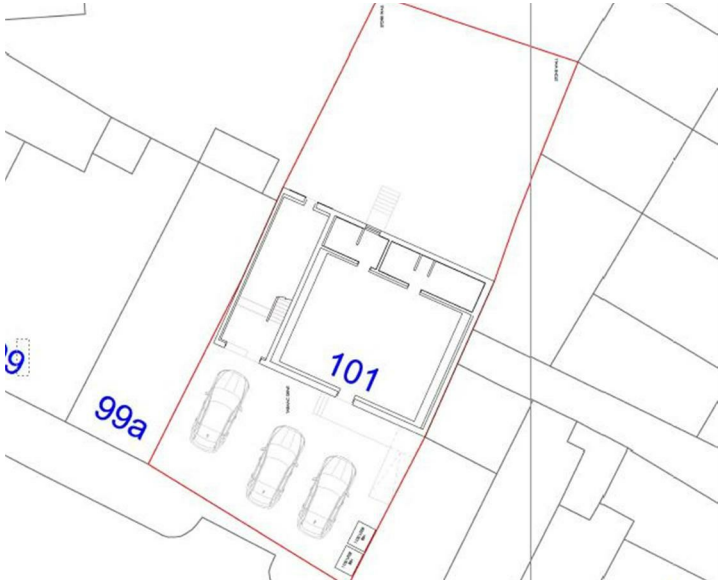
101B Ground Floor - 905-SqFt/84m2
 101A Ground & First Floor - 549-SqFt/51m2
 Total floor area of both units 1454-SqFt/135m2
 Total plot size circa 364m2

Planning Reference Number 24/00275/FUL

KEY FEATURES

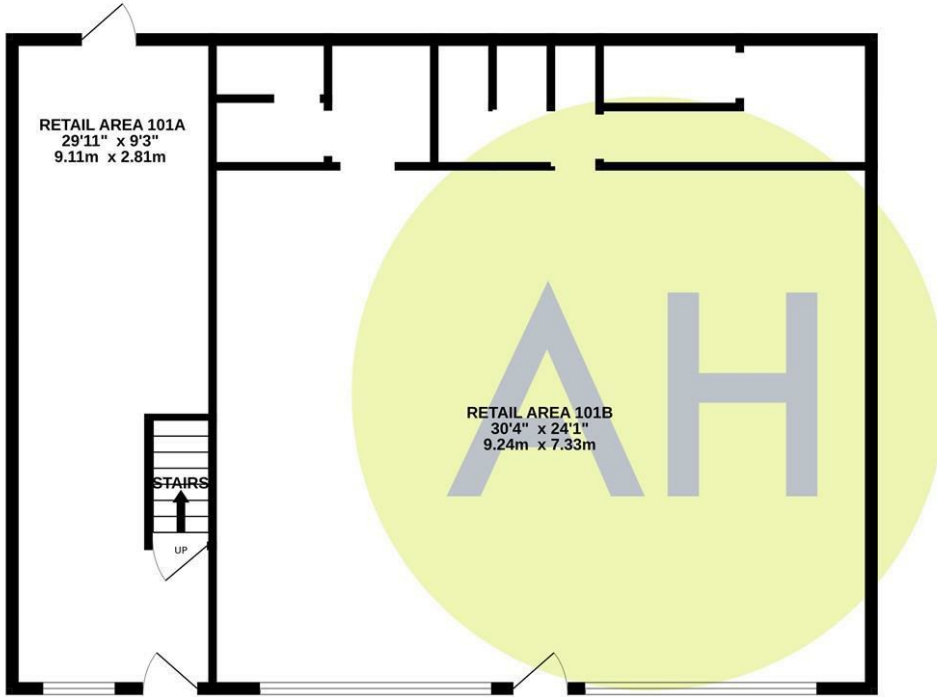
- Rare development/investment opportunity
- Part for 4 vehicles to the front
- Both units are FREEHOLD
- 101B floor area 84m2
- Planning for 2 x retail units and 2 x apartments
- Large south facing garden to the rear
- 101A floor area 51m2
- Plot size circa 364m2



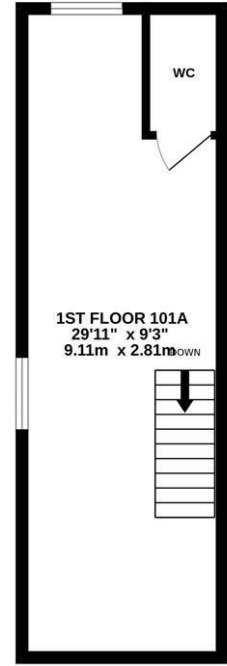




GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 1457 sq.ft. (135.3 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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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		



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.