

TRADING PLACES

Guide price £800,000
101 Manchester Road, M43



 7
Bedrooms

 7
Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

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Fantastic Investment Opportunity, Seven Bedroom HMO, Fully Refurbished to a High Standard, No Chain.

Trading Place are delighted to offer for sale this fully refurbished HMO opportunity in Droylsden to the East of Manchester city center. Great transport links for Manchester City center and the Etihad Campus. Seven individual bedrooms all with en-suite bathrooms. Communal lounge and kitchen. There is an enclosed courtyard to the rear. the property is a solidly built Victorian Police Station which has been fully renovated to a high standard internally and is ready to go.

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First Floor
Existing timber floor insulated with Hush Acoustic Floor System (HD1012 : HUSH-SYSTEM 2003), perimeter seal, 150mm mineral wool (>10kg/m3) between joists, two layers of Gyproc SoundBloc (with staggered joints) to the underside.

New Internal Partitions
System Reference: Gyproc A02601417
30 minutes REI fire rating, 43 dB sounds insulation
1. no. Plasterboard 12.5mm boards (to each side), 75mm x 38mm, studs at 500mm centres, 25mm isover acoustic roll insulation

New Separating Partitions
System Reference: Gyproc A026015/018 with acoustic engineer upgrade 60 Minutes REI fire rating 46 dB sounds insulation 2. no. 15mm Gyproc Soundbloc (either side) 75mm x 38mm studs at 600mm centres with RB1 resilient bars fixed horizontally to one side 50 mm isover mineral wool insulation in the cavity between studs

Existing walls to form new separating walls

Existing walls forming new separating walls to be lined with 15mm Fireline to be installed over Hush multi panel with staggered joints. All perimeters to be sealed using Hush isolation tape and Hush acoustic sealing. Fireline boards to be fixed to Hush deep resilient bars.

Ceiling
Existing ceilings to be upgraded to two layers of plasterboard with joints staggered.

Doors
New internal doors to be solid oak veneer faced FD30 internal framed and boarded doors. All new and existing doors should have perimeter sealing (including threshold where practical)

Existing Cavity Walls
Existing external cavity walls to be filled with blown polystyrene beads cavity wall insulation to be installed to achieve a U-Value of 0.4+

Existing External Wall Lining
Mechanical fix internal lining 80mm Celotex GA4000 insulation, joints taped to create VCL + air leak barrier, 25mm cavity, 25 x 47 timber counter batten (600 centres), 12.5mm Gyproc Wallboard, plaster skim coat. Achieving a U-value of 0.20



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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