



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Wilmslow Road, Withington
£900,000.00



ATTENTION INVESTORS. This is a rare opportunity to purchase a bay fronted Period Semi Detached property which measures a highly impressive 3060 SQ FT over three floors of accommodation and including the cellars. The property consists of nine good sized double bedrooms, three bathrooms, fitted kitchen and useful utility room and a current HMO licence, producing a passing rent of £60,840 per annum. An asking price offer reflects a Gross Yield of 6.8%. The property is ideally located with excellent transport links and within the areas of West Didsbury, Didsbury and Withington Villages. The property has been recently decorated throughout and can be purchased fully furnished and offers resident parking to the rear of the property within the Christies Hospital Car Parking scheme.



Property details

- A Stunning Bay Fronted Property Achieving a Rental Yield of 6.8%
- Measuring a Highly Impressive 3060 SQ FT
- Excellent Location, Close to Excellent Transport Links, West Didsbury, Withington and Didsbury Villages
- Further Potential To Convert the Cellars Into Living Accommodation
- Nine Double Bedrooms and Three Contemporary Bathrooms
- Achieving a Rental Income of £60,840



About this property

The property boasts, nine double bedrooms, three stylish bathroom suites and a modern fitted kitchen. Located only moments from the ever popular Burton Road with its array of bars, restaurants, independent shops and excellent transport links as well as both Withington and Didsbury Villages.

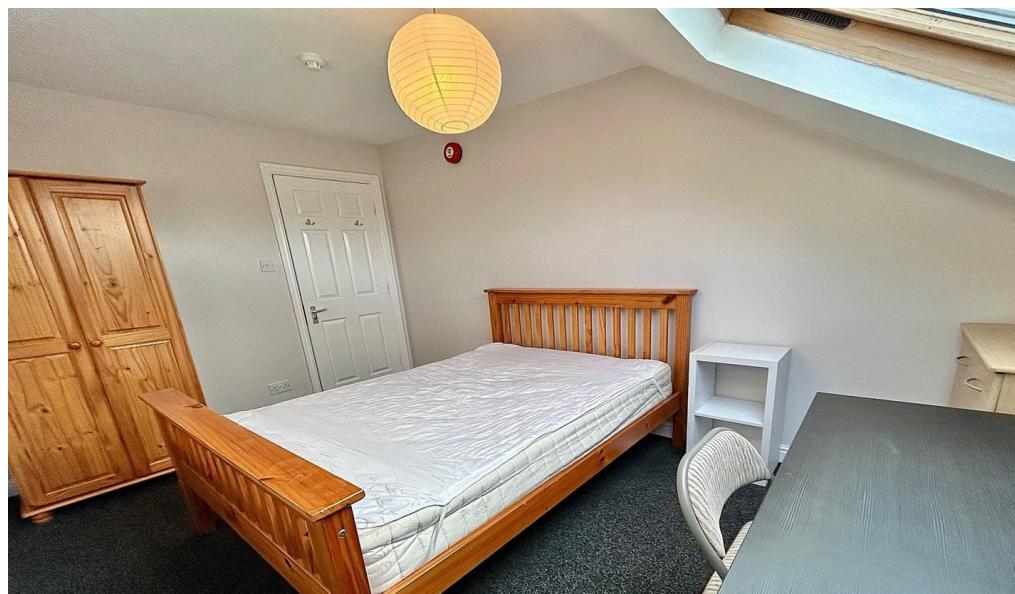
The current rent per month is £5070 with a yield of 6.8% at the asking price. This is a rare and unique opportunity for any investors to acquire a stunning period property with a HMO licence.

There is also further potential for any buyer to convert the cellar and add additional living accommodation.

Withington is located beyond Didsbury towards Manchester City Centre. For the commuter Wilmslow Road provides excellent access to the city centre. The A34 and Princess Road also give excellent commuter access to the city centre and the national motorway network. Withington Centre offers more than adequate shopping facilities for everyday requirements. Mauldeth Road railway station nearby, provides commuter services to Manchester City centre and Manchester International Airport. Withington is ideally situated for ease of access to Manchester Universities and the hospital complexes at The Christie and Manchester Royal Infirmary. Schools and recreational facilities in the area are good. This is a very popular area for both student and professional house share groups.











DIRECTIONS

M20 4BA

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

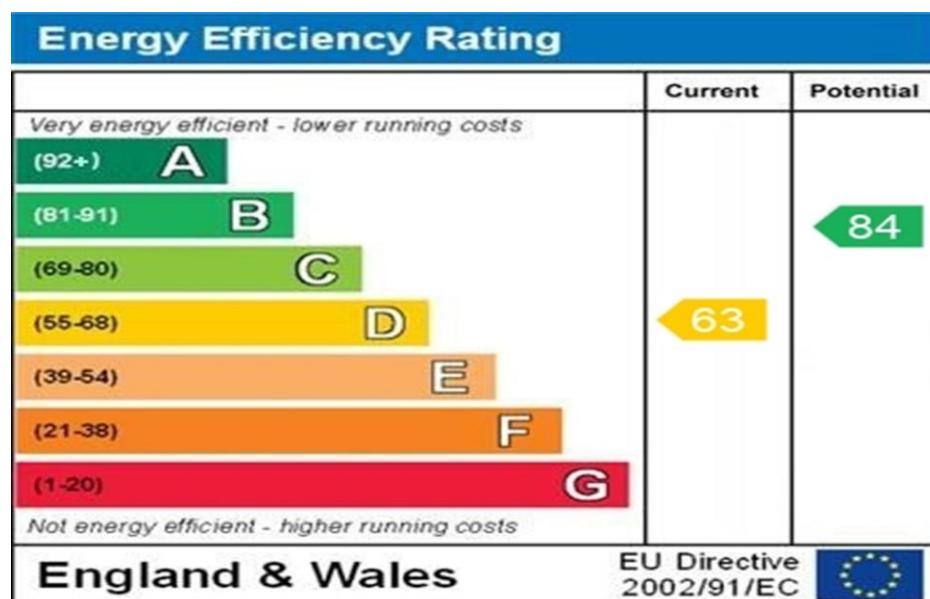
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

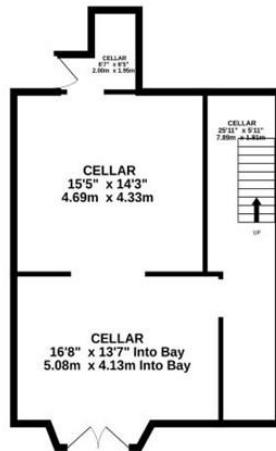
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

BASEMENT
598 sq.ft. (55.6 sq.m.) approx.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
807 sq.ft. (74.9 sq.m.) approx.



2ND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 3060 sq.ft. (284.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.
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