



**11 Rostherne Street  
, Salford, M6 5GU**

**\*VACANT POSSESSION\*** Park Lane Estate Agents are pleased to offer For Sale this tastefully converted and fully compliant four-bedroom HMO on Rostherne Street in Salford. The property offers prospective investors an attractive opportunity with an expected gross yield of over 10%. The property is UPVC double-glazed throughout and warmed by gas central heating. The property is perfectly positioned for access to a wealth of amenities, including transport links, shops, restaurants, Salford Royal Hospital and nearby Universities. The internal accommodation comprises entrance hallway, lounge, kitchen, fourth bedroom, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom, WC, and bathroom. Contact us now to arrange your viewing.

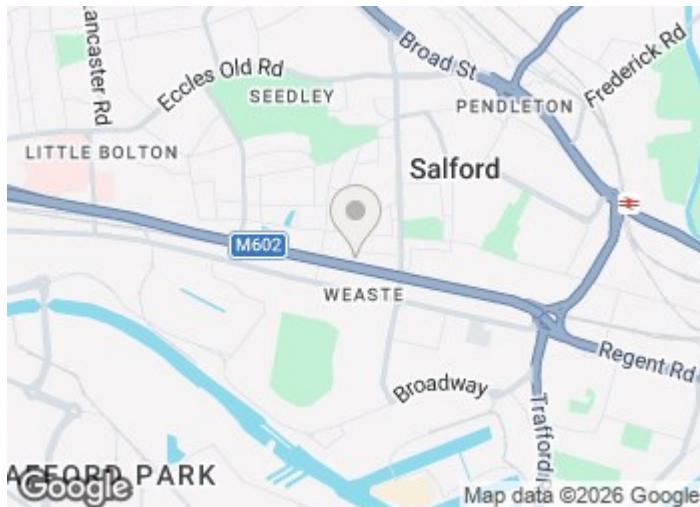
**Offers In The Region Of £220,000**

# 11 Rostherne Street

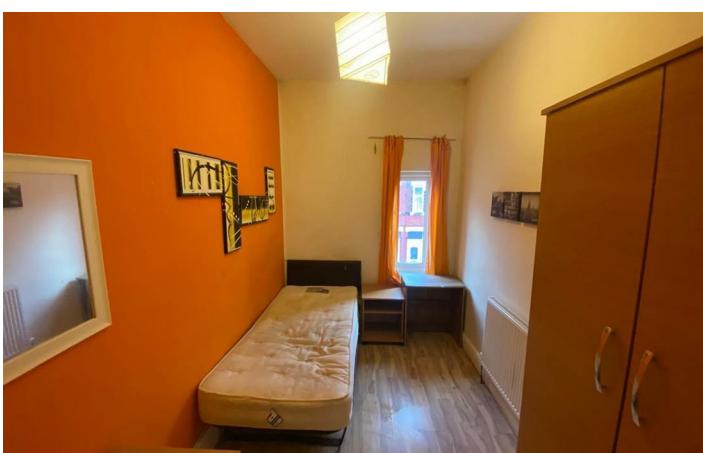
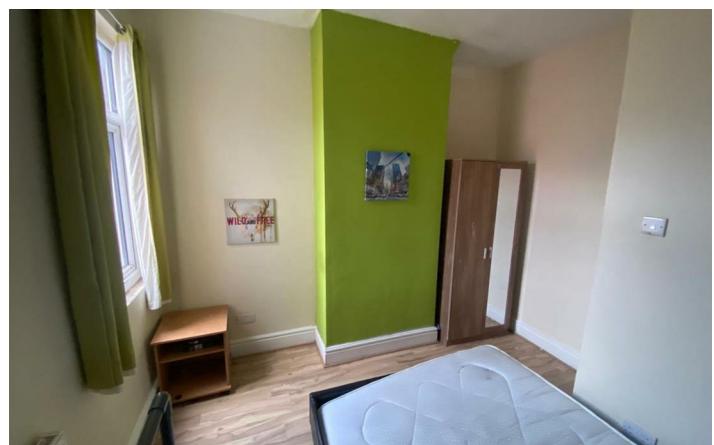
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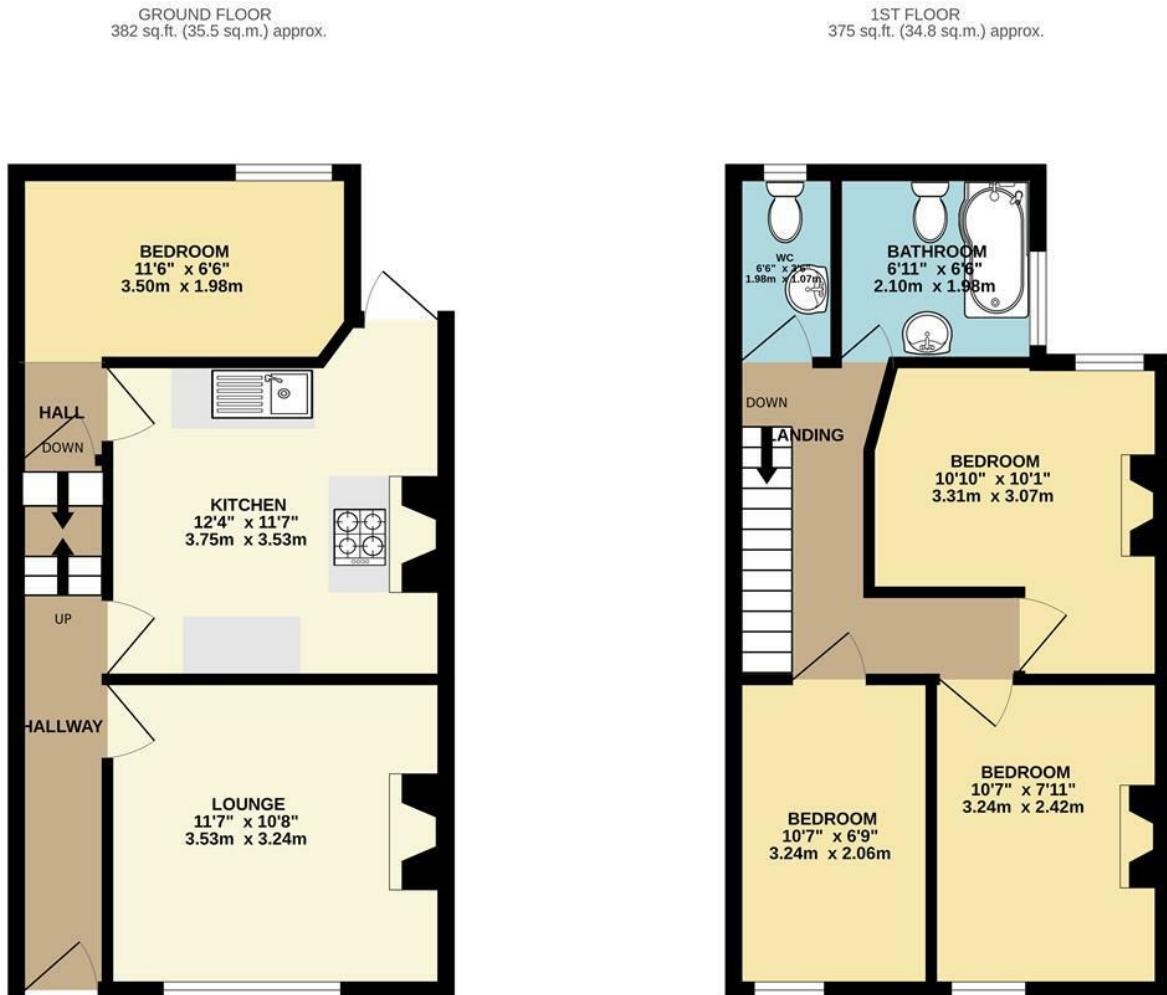
- VACANT POSSESSION
- EXPECTED GROSS YIELD OF OVER 10%
- ONE BEDROOM ON THE GROUND FLOOR & THREE ON THE FIRST FLOOR
- FOUR BEDROOM HMO PROPERTY
- FULL BATHROOM SUITE AND ADDITIONAL W.C
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- FULL SALFORD HMO LICENSE
- CLOSE PROXIMITY TO A WEALTH OF AMENITIES



## Directions



## Floor Plan



### FOUR BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA: 756 sq.ft. (70.3 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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These particulars, whilst believed to be accurate are set out as a general outline only for 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90	
(81-91)	B		
(69-80)	C	76	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	