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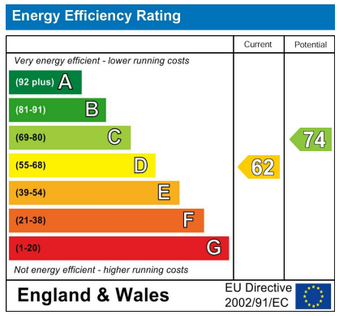

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Manchester Road, Swinton, M27 4TY

Offers Over £325,000

A WONDERFUL OPPORTUNITY FOR INVESTORS - SIX BEDROOM HMO AVAILABLE IN SWINTON

Nestled on Manchester Road in the vibrant area of Swinton, this mid-terrace house presents an exceptional investment opportunity. Boasting five well-proportioned bedrooms, this property is currently configured as a six-room House in Multiple Occupation (HMO), making it an ideal choice for those looking to enter the rental market or expand their property portfolio.

The location of this property is particularly advantageous, as Swinton is known for its strong rental demand, with properties in the area typically remaining at capacity. This ensures a steady income stream for potential investors, making it a sound financial decision. The house itself offers ample space, allowing for comfortable living arrangements for tenants, while also providing the potential for future enhancements or modifications to increase its value.

With its strategic position, this property not only benefits from local amenities and transport links but also from the community spirit that Swinton embodies. Whether you are an experienced landlord or a first-time buyer looking to invest, this property on Manchester Road is a remarkable opportunity that should not be overlooked. Embrace the chance to secure a valuable asset in a thriving area.

Manchester Road, Swinton, M27 4TY

Offers Over £325,000

6 3 1 D

- Six Bedroom HMO Investment Property
- Spacious Mid Terrace Accommodation
- On Street Parking
- Tenure - Freehold
- Fully Let Investment Opportunity
- Excellent Buy To Let Potential
- EPC Rating - D
- Strong Rental Demand In The Area
- Popular Swinton Location Close To Amenities
- Council Tax Band - B

Ground Floor

Entrance

UPVC double glazed door to the vestibule.

Vestibule

Cornice coving and a wood frame door to the hallway.

Hallway

20'6" x 5'1" maximum (6.25 x 1.55 maximum)

Cornice coving to the ceiling, central heating radiator, wood effect flooring, stairs to the first floor and doors to reception room, room one and the kitchen.

Reception Room One

14'10" x 12'3" (4.52 x 3.73)

UPVC double glazed bay window, central heating radiator, original cast iron fireplace to chimney breast, television point, cornice coving to the ceiling, wood effect flooring.

Bedroom One

13'8" x 10'6" (4.17 x 3.20)

UPVC double glazed window, central heating radiator, television point, cornice coving to the ceiling and wood effect flooring.

Kitchen

12'1" x 9'2" (3.68 x 2.79)

UPVC double glazed window, range of wood effect wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink and drainer with mixer taps, Beko electric oven with induction hob and extractor fan, central heating radiator, tiled flooring, a door to the cellar, open to the inner hall and a door to the rear.

Inner Hall

6'7" x 3'3" (2.01 x 0.99)

UPVC double glazed frosted window, tiled flooring and a door to the WC.

WC

4'6" x 2'11" (1.37 x 0.89)

UPVC double glazed frosted window, two piece suite comprising of a dual flush WC, wall mounted wash basin, full tiled elevations, PVC panelled ceiling, tiled flooring.

Lower Ground Floor

Hall

Central heating radiator, wood effect flooring, security lighting, electric fuses and doors to two rooms and the shower room.

Bedroom Two

14'3" x 11'3" (4.34 x 3.43)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

13'1" x 9'9" (3.99 x 2.97)

UPVC double glazed window, central heating radiator and wood effect flooring.

Shower Room

8'10" x 2'10" (2.69 x 0.86)

Three piece suite comprising of a wet room shower, pedestal wash basin, twin flush WC, part tiled elevations, PVC panelled ceiling with spotlights and tiled flooring.

First Floor

Bathroom

9'1" x 8'11" (2.77 x 2.72)

UPVC double glazed frosted window and a four piece suite comprising of a corner enclosure with direct feed shower, pedestal wash basin, twin flush WC and a roll top Ball and Claw bath with a chrome rinse head, full tiled elevations, spotlights, central heating radiator and tiled flooring.

Second Floor

Landing

14'0" x 5'1" (4.27 x 1.55)

Bedroom Four

15'2" x 12'8" (4.62 x 3.86)

Two UPVC double glazed windows, central heating radiator, smoke alarm and wood effect flooring.

Bedroom Five

13'8" x 10'6" (4.17 x 3.20)

UPVC double glazed window, central heating radiator, fitted storage and wood effect flooring.

Bedroom Six

10'0" x 9'1" (3.05 x 2.77)

UPVC double glazed window, central heating radiator, wood effect flooring and a smoke alarm.

External

Rear

Enclosed yard.

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