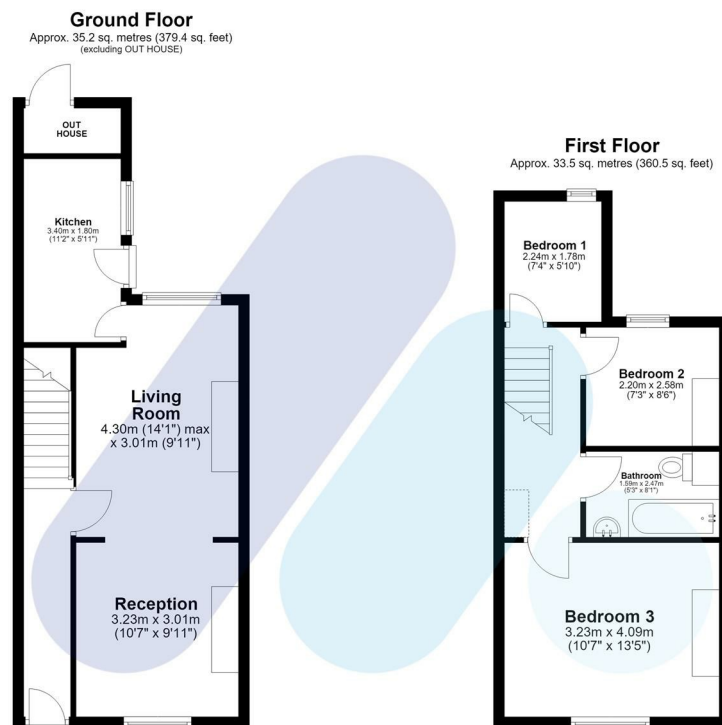




26 Hamnett Street, Manchester, M11 4PP

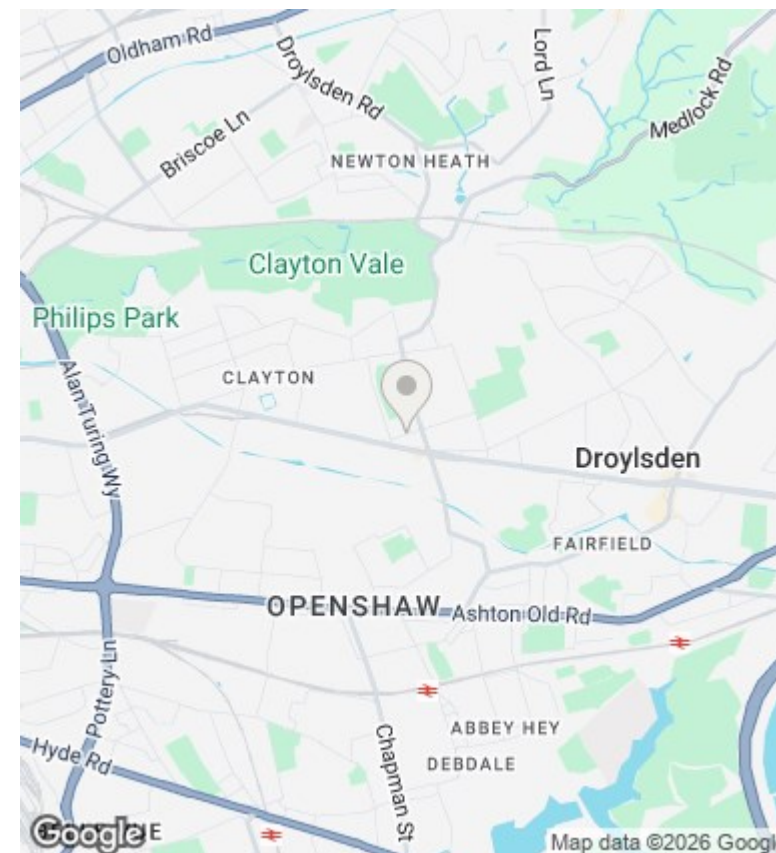
Auction Guide £140,000

- 3 Bed Mid Terraced Leasehold Property
- Enclosed Back Yard With Outhouse
- EPC C Rated Until 2034
- 9% Return On Investment
- Long Lease 956 Years
- Street Parking Outside House
- Council Tax Band A
- Fitted Burglar Alarm
- Double Glazed and Gas Central Heating
- Communal Garden At Rear



Total area: approx. 68.7 sq. metres (739.9 sq. feet)

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 if any shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0161 791 3099 to make an appointment.

Council Tax Band

A

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	74	
(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	