



# 194 Eccles Old Road

## Salford

£230,000

Freehold

A fully tenanted and professionally managed 4-bedroom HMO investment opportunity, ideally located on Eccles Old Road in the heart of Salford. This freehold property is being sold as a turnkey investment with immediate rental income and management in place via Mistoria Houseshare.

The property is configured as a high-yielding house share, offering strong tenant demand driven by its proximity to key employment and education hubs, including Salford Royal Hospital, local schools, colleges, and excellent transport links into Manchester city centre.

Generating an attractive 11.5% gross yield, this asset is well suited for investors seeking a hands-off, income-producing property with an established management structure already in place.

Key Features:



- Student Accommodation • 4 Double Rooms • Conservatory • Fully Furnished • Turnkey investment • Management in place

### Full Description

This property has added benefit of a large communal lounge and conservatory alongside a large rear garden!

The property is set out over two floors including double bedrooms. This includes one on the ground floor and three on the first floor! All bedrooms include a double bed, wardrobe, desk and chair. The rooms are complimented by a feature wall and ample power points for all your electrical devices. Each room can be locked by key which is extra security for your belongings as well as giving you some private time away from your housemates.

The living room consists of two sofas, coffee table and modern dining table and chairs.

The fully fitted kitchen consists of a fridge-freezer, a single oven with four hobs, a sink and drainer, a washing machine, kettle and a toaster.

There is one bathroom, which is tiled from floor to ceiling for ease of cleaning and consists of a freestanding shower, toilet and sink.

The property further benefits from double glazing throughout and gas central heating.

There is also a yard to the rear.

Deposits are £300 per tenant and the applicants will also need to provide a guarantor.

All bills are included into the cost per week which are Gas, Electric, Water, TV Licence and Wi-Fi.

Within a two mile radius from the City Centre and from the main University this property couldn't be more appealing!

Call the office on 0800 500 3015 opt 1) to arrange a viewing at your earliest convenience to avoid disappointment.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bolton Mistoria  
108-110 Deansgate  
Bolton  
BL1 1BD

01204 800766  
info@mistoria.co.uk  
mistoria.co.uk

