

# Park Lane

Your Local Estate Agent

Residential & Commercial Property



## 26 Cedric Street

, Salford, M5 5JY

**\*VACANT POSSESSION\*** Park Lane Estate Agents are pleased to offer For Sale this tastefully converted and fully compliant five-bedroom HMO on Cedric 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, fourth bedroom, kitchen/diner, lounge, fifth bedroom, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom, WC, and bathroom. Contact us now to arrange your viewing.

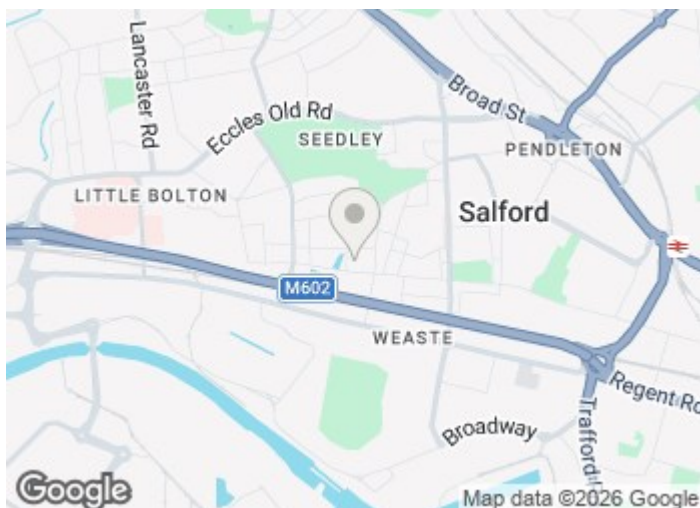
**Offers In The Region Of £280,000**

# 26 Cedric Street

, Salford, M5 5JY



- VACANT POSSESSION
- EXPECTED GROSS YIELD OF OVER 10%
- TWO BEDROOMS ON THE GROUND FLOOR & THREE ON THE FIRST FLOOR
- FIVE 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

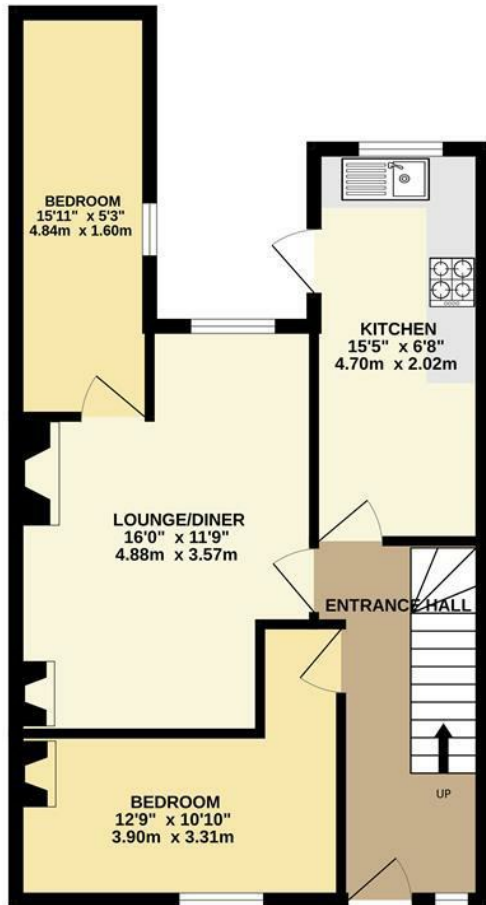


[Directions](#)

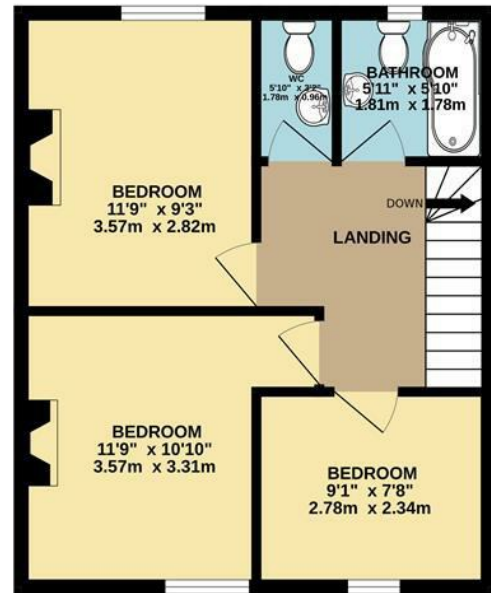


# Floor Plan

GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



FIVE BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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