

Goulden Road, Manchester, M20 4ZE

West Didsbury

Offers Over

£175,000

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

A fantastic first home or an attractive investment opportunity in the heart of West Didsbury.

Situated on Goulden Road, within an attractive Victorian conversion, this appealing top-floor apartment offers an exciting opportunity to purchase a home in one of South Manchester's most sought-after locations.

Extending to approximately 512 sq ft, the property combines the character of a period conversion with the convenience of modern-day living. Whether you're taking your first step onto the property ladder or adding to your investment portfolio, this is an opportunity worth your attention.

A HOME TO MAKE YOUR OWN

For first-time buyers, this apartment offers the chance to secure your own place in a vibrant, well-connected neighbourhood, with the independent cafés, restaurants, bars and boutiques of West Didsbury Village just a short walk away. With excellent transport links, including the Metrolink, nearby, Manchester City Centre and the wider South Manchester area are within easy reach.

AN INVESTMENT WITH RENTAL INCOME ALREADY IN PLACE

For landlords and property investors, the numbers are equally appealing. The apartment is currently tenanted at £1,050 per calendar month, generating an annual rental income of £12,600.

At an asking price of offers over £175,000, this equates to an indicative gross rental yield of approximately 7.2%. The existing tenancy offers the potential for rental income from completion, subject to the tenancy terms and satisfactory checks.

LOCATION, CHARACTER AND LONG-TERM APPEAL

West Didsbury continues to attract professionals, first-time buyers and renters drawn to its independent lifestyle, community atmosphere and convenient connections to the city. The apartment's position within a Victorian conversion adds further appeal for buyers seeking something with character in an established South Manchester location.

PROPERTY & TENURE INFORMATION

Asking price: Offers over £175,000
Property type: Top-floor apartment in a Victorian conversion
Approximate floor area: 512 sq ft
Current rental income: £1,050 PCM (£12,600 per annum)
Tenure: Leasehold - 114 years remaining
Service charge: £1,300 per annum
Ground rent: £380 per annum
Whether you're looking for your first home or your next investment, this is an excellent opportunity to secure a West Didsbury property with plenty of appeal.

Contact us today to arrange your viewing.






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- Attractive West Didsbury Location
- Top Floor Apartment With Victorian Conversion
- Vacant on Possession or Tenant Insitu
- 7.2% Rental Yield for Investors or lideal for a 1st Time Buyer
- Short Walk to Didsbury Village
- Access to Local Transport
- One Bedroom with Walk in Wardrobe
- Sep Lounge/Kitchen
- Bathroom

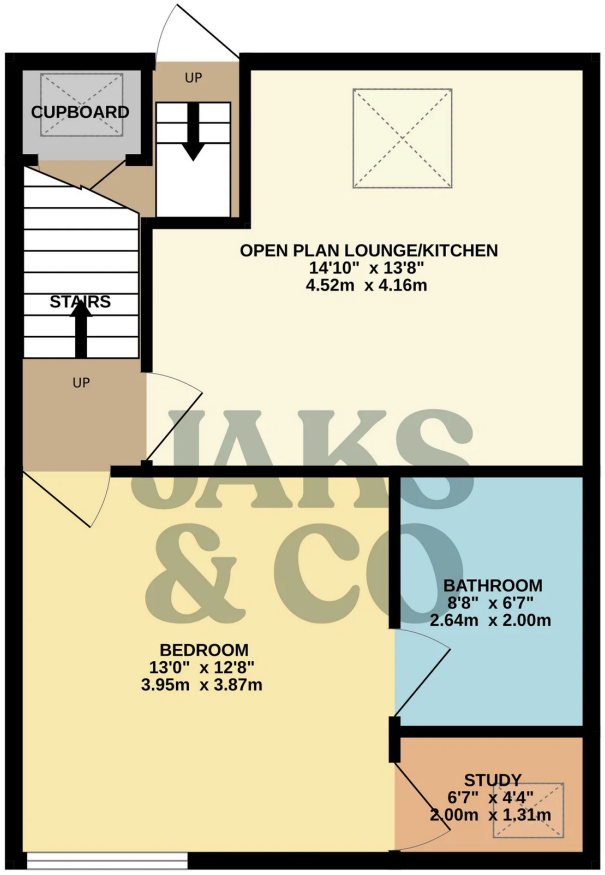








GROUND FLOOR



M20 4ZE

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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