

£315,000

Kinross Road

Manchester, M14 5DT

PROPERTY SUMMARY

An excellent investment opportunity, this well-presented three-bedroom end-terraced property is currently let to students and is being sold with tenants in situ, making it suitable for landlord investors only. The property is currently configured to provide four letting bedrooms, with one of the reception rooms being used as a fourth bedroom. The kitchen has also been extended, providing practical living space for its current occupants.

The accommodation is in great condition throughout and benefits from attractive high ceilings and wide hallways, creating a spacious feel. To the first floor are two double bedrooms, a single bedroom and a family bathroom, alongside a separate WC and washbasin. Externally, the property benefits from a good-sized rear garden and an additional front garden.

The property has been operated as a student HMO since 1993. Manchester City Council has confirmed that this use predates the introduction of the relevant Article 4 Direction in 2011, meaning planning permission would not have been required at the time. A new owner wishing to formally establish the lawful use should apply for a Certificate of Lawful Development and the owner can provide evidence of continuous use.

The location is particularly convenient for students, with easy access to The University of Manchester, Manchester Metropolitan University and Xaverian College. Birchfields Park is nearby, alongside local supermarkets, convenience stores, takeaways and other everyday amenities. Regular bus services provide connections to Manchester City Centre and surrounding areas, with Levenshulme railway station also within easy reach.

An attractive opportunity for investors looking to acquire an established student rental property in a popular South Manchester location.

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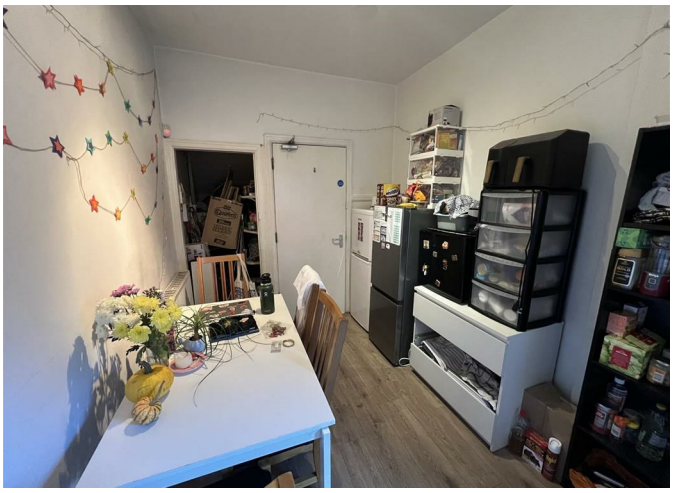

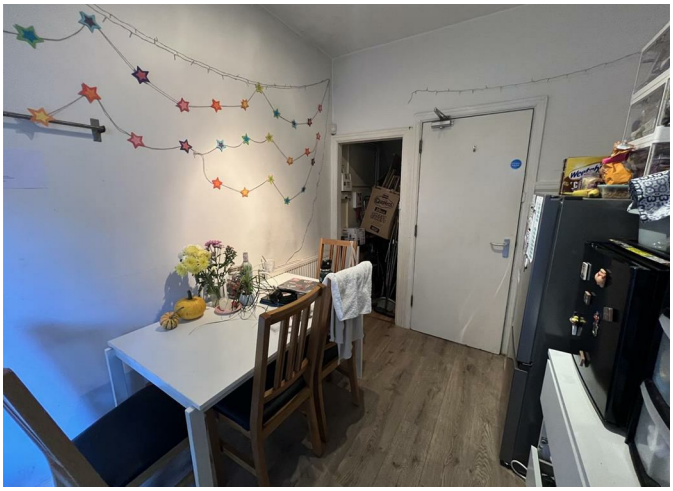





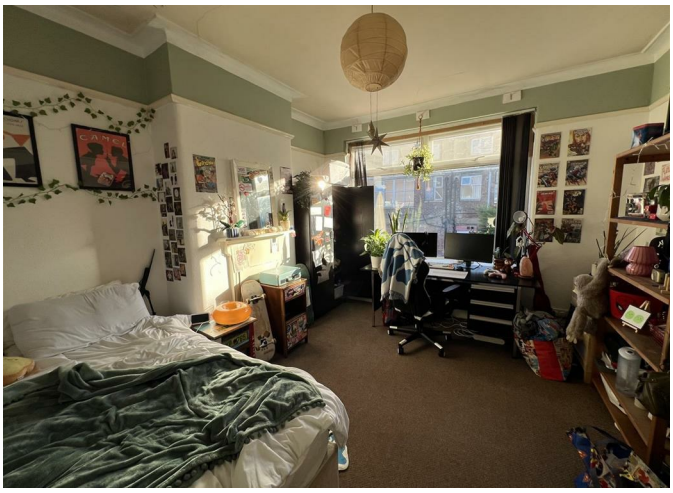







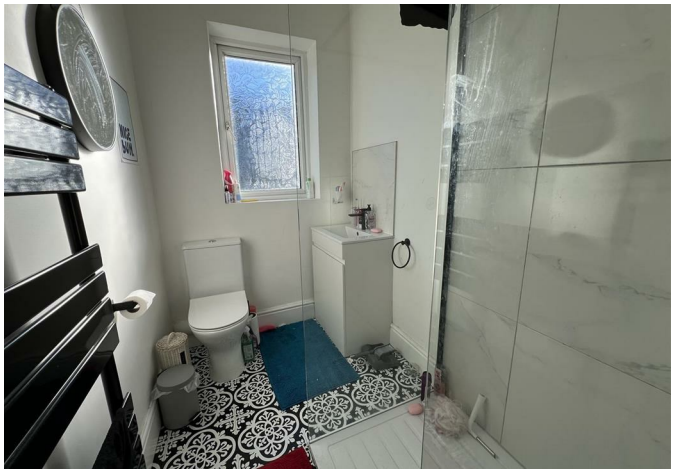

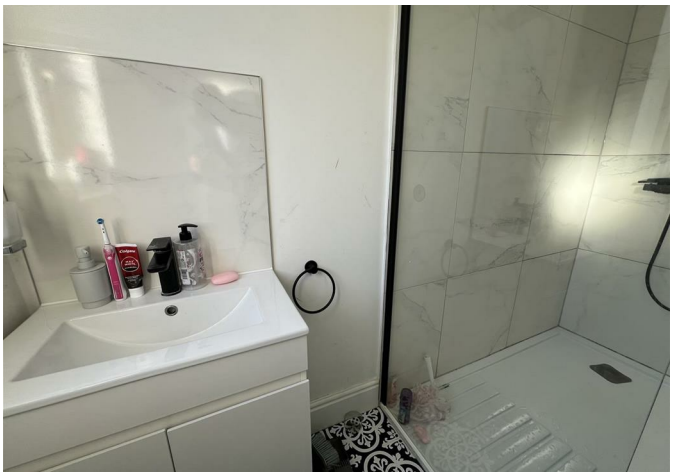





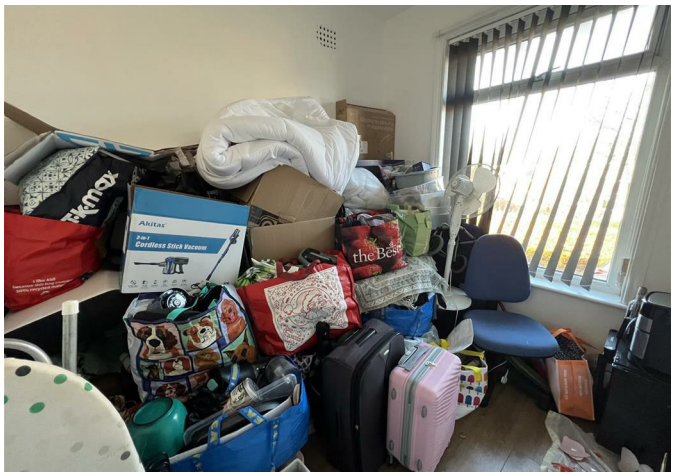
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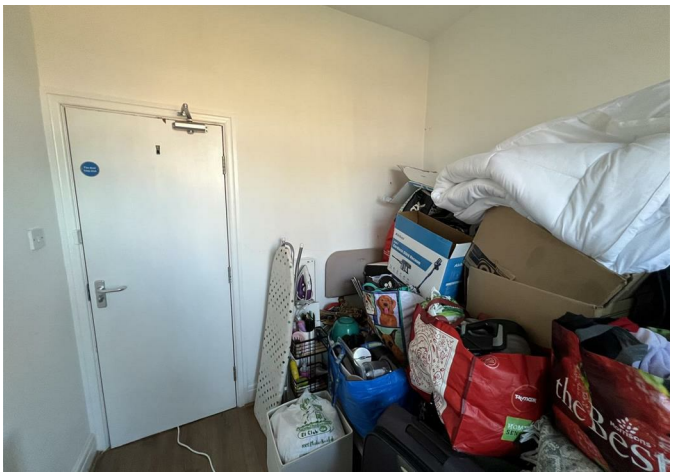











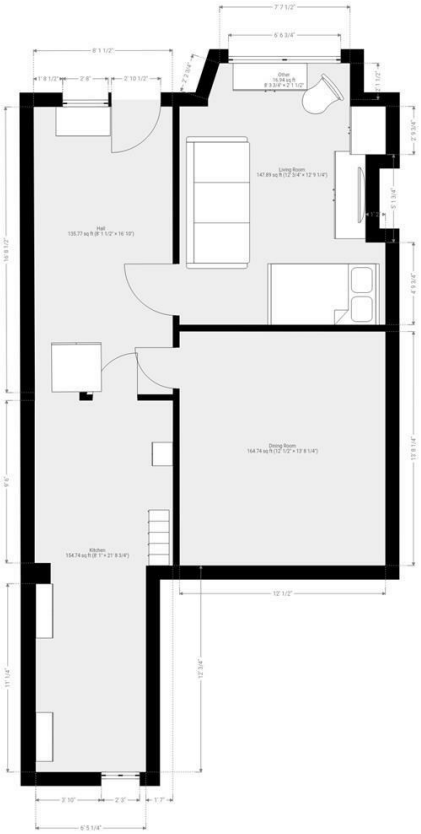

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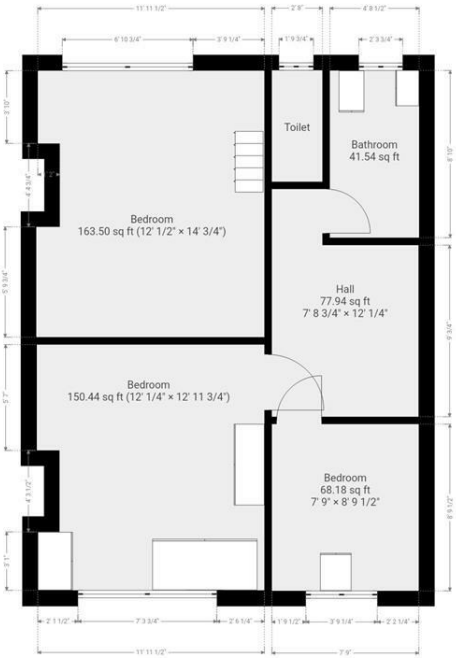

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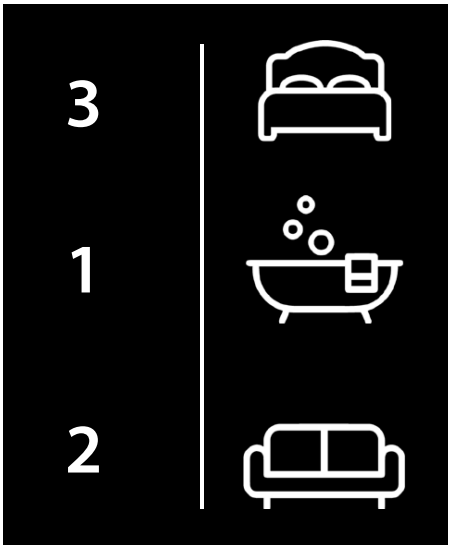

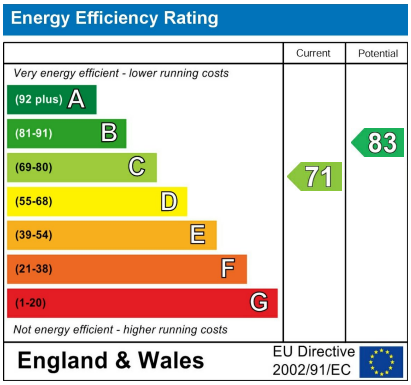



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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