

TRADING PLACES

Guide price £899,950
37 & 39 Delamere Road, Flixton, M41



6

Bedrooms



6

Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

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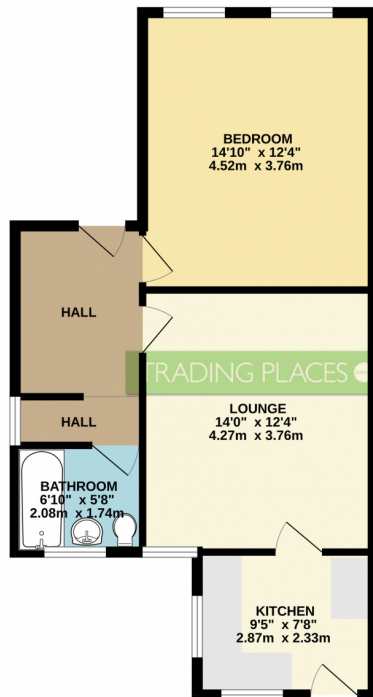


A brilliant opportunity to purchase a pair of victorian semi detached properties with large gardens now converted into a block of SIX individual apartments; six good sized one bedroom apartments within a single development close to Urmston Town Centre The development is fully let with tenants on assured shorthold tenancy agreements and generates over £53,000 a year rental income. The development holds superb potential to increase the capital value, with the modernisation of the apartments and selling individually or equally increase the rental values accordingly after renovation, thus increasing the yield to an even more attractive level.

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GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.8 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.
Made with Metropix 6/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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