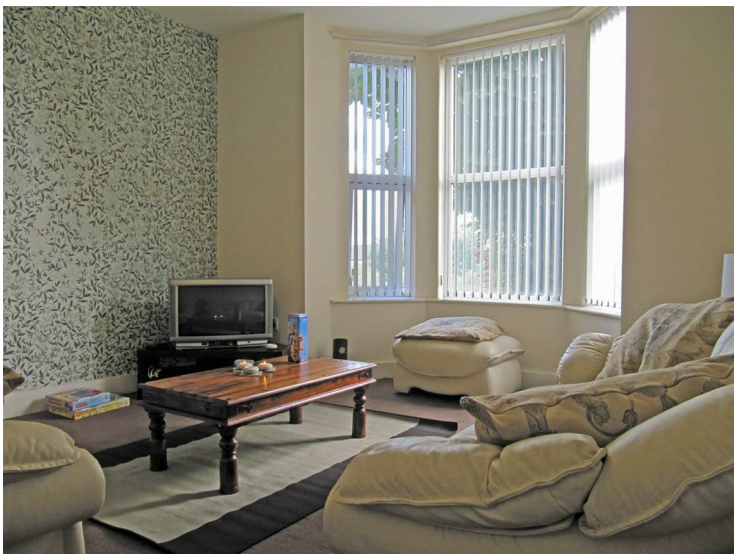


## Wellington Road, Manchester, M30 9QW



**Offers in excess of £345,000**



**\*FANTASTIC INVESTMENT PROPERTY\*** 10 Double Bedrooms (all en-suite) all currently fully let. Property is licensed by Salford Council as a House of in Multiple Occupancy (HMO) for 14 people in Eccles/Monton area. Current annual rental income of £42,780 pa fully let to professionals. There is the potential to create an extra en-suite bedroom in the basement. As well as 10 en-suite bedrooms, the property has a large kitchen/diner, separate communal lounge, laundry room, secure bikeroom, large storage/gym and ample parking for six cars. The property is very well situated for the Metrolink which is 5 min walk from property, also close to motorway and Eccles train station. Salford Royal Hospital is just round the corner and Salford Quays and Manchester City Centre are just 20 to 30 minutes away by Metrolink. EPC available upon request. Please call BARLOW WHITE to arrange viewings or for more information on 01617880303.

**Hallway**

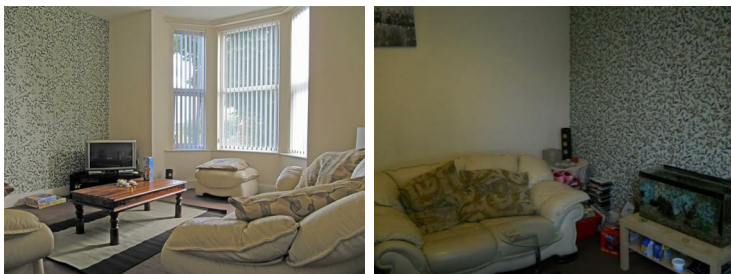
Carpeted, Doors leading to cellar, sitting room, kitchen/dining room and bedroom one

**Shared Kitchen/Diner**



Windows to the rear and side, fitted base and wall units , double stainless sink with mixer tap, space for two build in cookers, space and plumbing for dishwasher vinyl flooring to the kitchen area and fitted carpet to the dining area.

**Shared Lounge**



Bay window to the front, fitted carpet

**Bedroom One with En suite**



Bay window to the front, fitted carpet, wardrobe, television and telephone points, radiator. White suite comprising shower, WC, hand basin, tiling to the walls tiled flooring , fitted carpets , window

**First Floor**

**Bedroom Two with En Suite**



Bay window to the rear, fitted carpet, wardrobe, radiator, television and telephone points, En Suite: comprising shower, WC, and hand basin tiled walls, tiled flooring

### **Bedroom Three with En Suite**



Bay window to the rear, fitted carpet, wardrobe, radiator, television and telephone points, En Suite: comprising shower, WC, and hand basin tiled walls, tiled flooring

### **Bedroom Four with En Suite**

Bay window to the rear, fitted carpet, wardrobe, radiator, television and telephone points, En Suite: comprising shower, WC, and hand basin tiled walls, tiled flooring

### **Bedroom Five with En Suite**

Bay window to the rear, fitted carpet, wardrobe, radiator, television and telephone points, En Suite: comprising shower, WC, and hand basin tiled walls, tiled flooring

### **Bedroom Six with En Suite**

Bay window to the front, fitted carpet, wardrobe, radiator, television and telephone points, En Suite: comprising shower, WC, and hand basin tiled walls, tiled flooring

## **Second Floor**

### **Bedroom Seven with En Suite**

Bay window to the rear, fitted carpet, wardrobe, radiator, television and telephone points, En Suite: comprising shower, WC, and hand basin tiled walls, tiled flooring

### **Bedroom Eight with En Suite**

Skylight window to the front, fitted carpet, wardrobe, radiator, television and telephone points, En Suite: comprising shower, WC, and hand basin tiled walls, tiled flooring

### **Bedroom Nine with En Suite**

Skylight window to the front, fitted carpet, wardrobe, radiator, television and telephone points, En Suite: comprising shower, WC, and hand basin tiled walls, tiled flooring

### **Bedroom Ten with En Suite**

Skylight window to the rear, fitted carpet, wardrobe, radiator, television and telephone points, En Suite: comprising shower, WC, and hand basin tiled walls, tiled flooring

## **Cellar**

### **Shared Laundry Room**



Space for plumbing for two washing machine, sink and tap

### **Shared Gym/Room**

### **Secure Storage Room**

Space for storage and access to the rear of the property

### **Cloakroom**

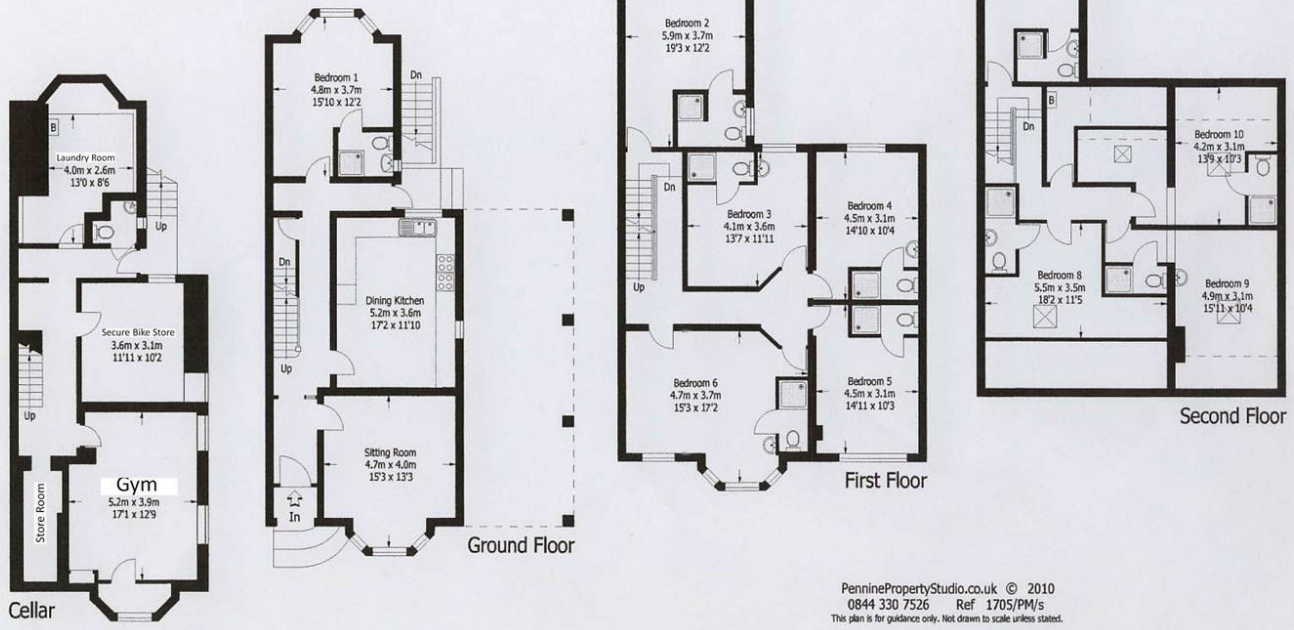
WC and hand basin, tiled walls

### **Parking Area**

Parking for numerous Vehicles

# 48 Wellington Road, Eccles

Approximate Gross Internal Area: 336 sq m / 3620 sq ft



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This plan is for guidance only. Not drawn to scale unless stated.