



REGISTERED OFFICE

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Richardson Road, Manchester, M30 0WR



Offers over £80,000

**** NO CHAIN ** NOT TO BE MISSED ****
CALLING ALL INVESTORS OR FIRST TIME BUYERS. Currently generating a rental income of £450 per month with a yield of 6.75%. This 2 bedroom property is situated in a great location CLOSE TO SHOPS, METROLINK, TRAIN and BUS links. The property briefly comprises of ENTRANCE HALLWAY, LOUNGE, DINING ROOM and KITCHEN to the ground floor. An open spindled staircase leads upstairs where you will find 2 DOUBLE BEDROOMS, family BATHROOM and access to the loft. The property also benefits from GAS CENTRAL HEATING & UPVC DOUBLE GLAZING, an overhaul of the roof was carried out 2 years ago and the property is sold in a fair condition. Externally there is a yard to the rear and on road parking to the front. EPC: D A GREAT BUY!! TO ARRANGE A VIEWING PLEASE CALL BARLOW WHITE ON 0161 7880909

Entrance Hallway

Power points and radiator.

Lounge

9'11 x 11'11 (3.02m x 3.63m)

Open plan lounge leading to dining area with power points, radiator, tv aerial, telephone point, carpeted flooring and front aspect window.

Dining Room

12'8 x 13'8 (3.86m x 4.17m)

Power points, radiator, carpeted flooring and rear aspect window.

Kitchen

14'1 x 8'2 (4.29m x 2.49m)

Floor standing and wall mounted units with a stainless steel sink and drainer. With rear and side aspect windows and a side facing external door. Appliance space for cooker, fridge / freezer, vinyl flooring and radiator.

Bathroom

5'5 x 7'11 (1.65m x 2.41m)

A white three piece bathroom suite comprising of bath with electric shower overhead, pedestal sink and w/c, with chrome fixtures and fittings. Part tiled walls and vinyl flooring.

Bedroom One

13'9 x 9'10 (4.19m x 3.00m)

Power points, radiator and carpeted flooring.

Bedroom Two

13'3 x 9'1 (4.04m x 2.77m)

Power points, radiator and carpeted flooring.

