



#### PROPERTY DESCRIPTION

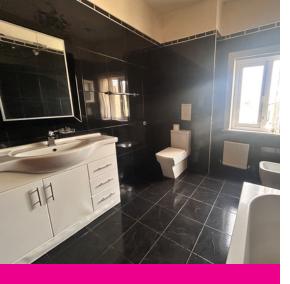
This spacious mid terrace home is ideally offered for sale with the current tenant in situ, and is suited to someone looking for a buy to let investment. The tenants have been in the property for coming up to 6 months, and pay £695PCM. All the relevant certification is in place. The generous accommodation comprises of: one through reception room, an eye catching modern kitchen, three well proportioned bedrooms with a further attic room that has potential to be used as a fourth sleeping area, and a modern four piece bathroom suite. The bay fronted home is found just a short walk from Scott Park and Manchester Road train station. There is a low maintenance yard to the rear. EPC - D. Council Tax Band - A. The owner has said they can ask the tenant to vacate if a willing purchaser would prefer. Early viewing is considered a must!

### **FEATURES**

- Ideally sold with the tenant in situ
- All the relevant certificates are in place
- Tenant currently paying £695PCM
- The owner has said for the right purchaser, the tenant can be giving the relevant notice
- One generous through reception room
- Eye catching modern kitchen
- Three first floor bedrooms

- Further attic room
- Modern four piece bathroom suite
- Low maintenance rear yard
- Warmed by gas central heating and being Upvc double glazed throughout
- Council Tax Band A
- EPC D
- Early viewing is a must!





# **ROOM DESCRIPTIONS**

**Ground Floor** 

**Entrance Hallway** 

Sitting Room

Lounge

Modern Kitchen

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Attic Room

Bathroom

Outside

Yard

## **Further Infromation**

### **Further Information**

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is £1

The property is located in an area considered for low risk surface water flooding

Mobile and broadband services are offered by a number of companies and ultrafast is available.

EPC - D

Council Tax Band - A

