

**85 MAULDETH ROAD
MANCHESTER M14 6SP
FOR SALE - £375,000**



**INVESTMENT & DEVELOPMENT OPPORTUNITY
THREE STOREY MID TERRACE PROPERTY
COMPRISING THREE RESIDENTIAL FLATS
PLUS VACANT BASEMENT WITH DEVELOPMENT OPPORTUNITY.
CURRENTLY PRODUCING £25,200 P.A
WITH ERV OF £39,000 to £40,000 P.A.**

We are instructed to offer to the market this mid-terrace property which is located in a popular location close to amenities and Mauldeth Road Train Station.

The property has been converted into three residential flats which are let on assured short hold tenancy agreements, each benefitting from a lounge, kitchen, bedrooms and bathroom or shower room.

Each of the flats benefit from independent gas and electric meters.

Ground Floor (Flat 3) – Two Bedrooms – Rent £550pcm

Accessed from the front of the property.

First Floor (Flat 1) – One Bedroom – Rent £550pcm

Accessed from the rear of the property.

Second Floor (Flat 2) – Two Bedroom – Rent £1000pcm

Accessed from the rear of the property.

BASEMENT

Accessed from the rear of the building. Currently vacant and offers development opportunity to convert into further accommodation.

TENURE – Freehold

COUNCIL TAX – Manchester City Council – Band A

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

EPC

Flat 1 – Energy Rating C – Certificate No: 5107-4321-4770-0178-1226

Flat 2 – Energy Rating C – Certificate No: 9407-8321-5770-0158-1222

Flat 3 – Energy Rating C – Certificate No: 0100-6482-2922-6423-0172



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.