

17 Gaskell Street, Pendlebury

Manchester



Offers in Region of £100,000



# 17 Gaskell Street

Pendlebury, Manchester

INVESTORS ONLY. NO CHAIN PROPERTY BEING SOLD WITH TENANT IN SITU. POTENTIAL FOR 8% YIELD. Located within WALKING DISTANCE of many local amenities & excellent transport links, this GROUND FLOOR maisonette benefits from private access and comprises of an entrance hallway, ONE Council Tax band: A

Tenure: Leasehold

- INVESTORS ONLY
- SOLD WITH TENANT IN SITU
- GROUND FLOOR MAISONETTE
- GROUND FLOOR & PRIVATE ACCESS
- 1 GENEROUS DOUBLE BEDROOM
- DOUBLE GLAZED WINDOWS & CENTRAL HEATING
- PARKING
- CHAIN-FREE
- GARDENS TO FRONT & REAR



**Lounge & Dining area**

Dimensions: 13' 9" x 9' 6" (4.2m x 2.9m).

**Entrance Hallway**

Dimensions: 16' 9" x 3' 7" (5.1m x 1.1m).

**Bedroom 1**

Dimensions: 12' 6" x 9' 6" (3.8m x 2.9m).

**Bathroom**

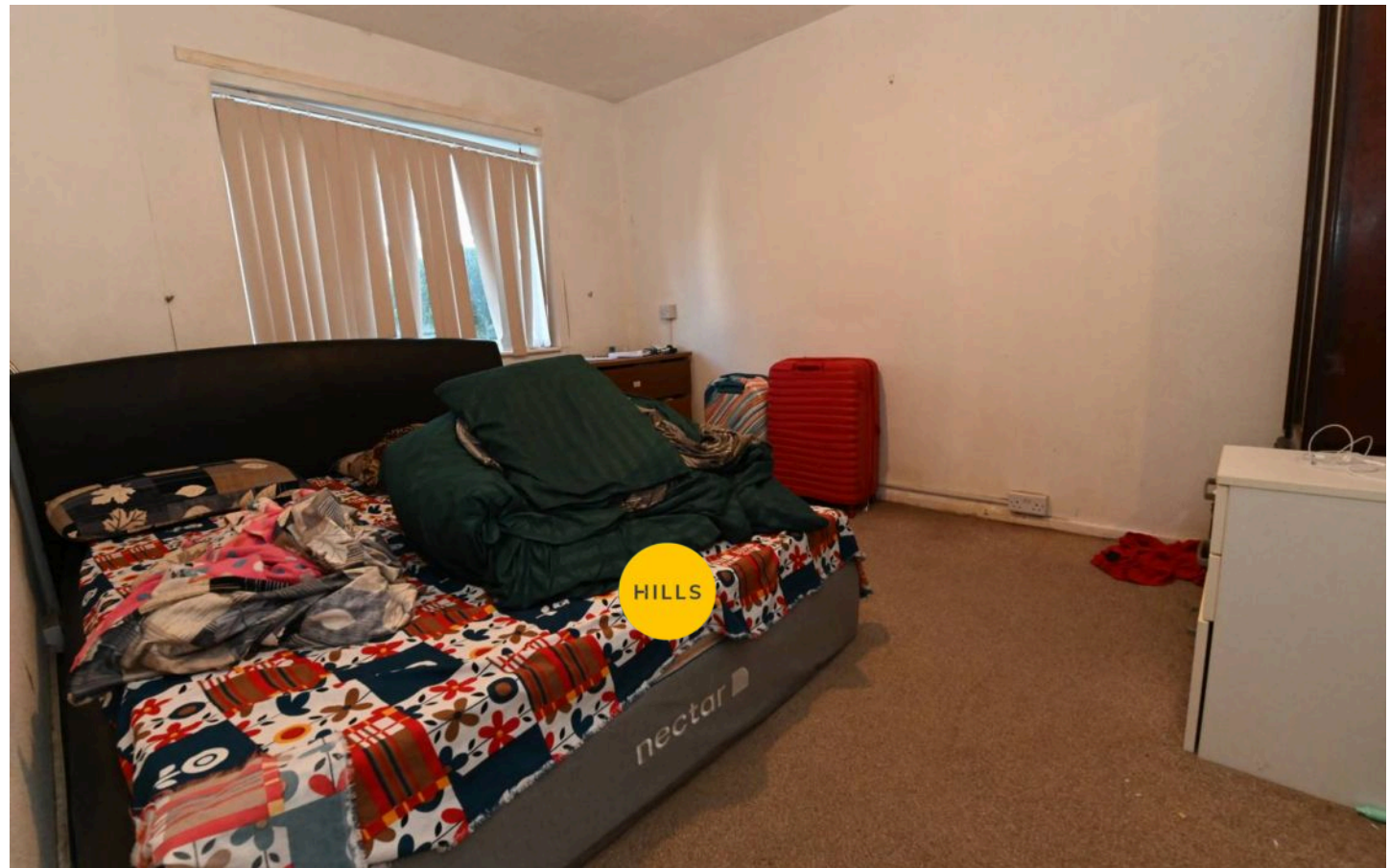
Dimensions: 6' 7" x 4' 11" (2.0m x 1.5m).

**Externally**

Parking to the front along with a garden with mature plants & private access. To the rear residents communal gardens.

**Kitchen**

Dimensions: 11' 6" x 7' 7" (3.5m x 2.3m).

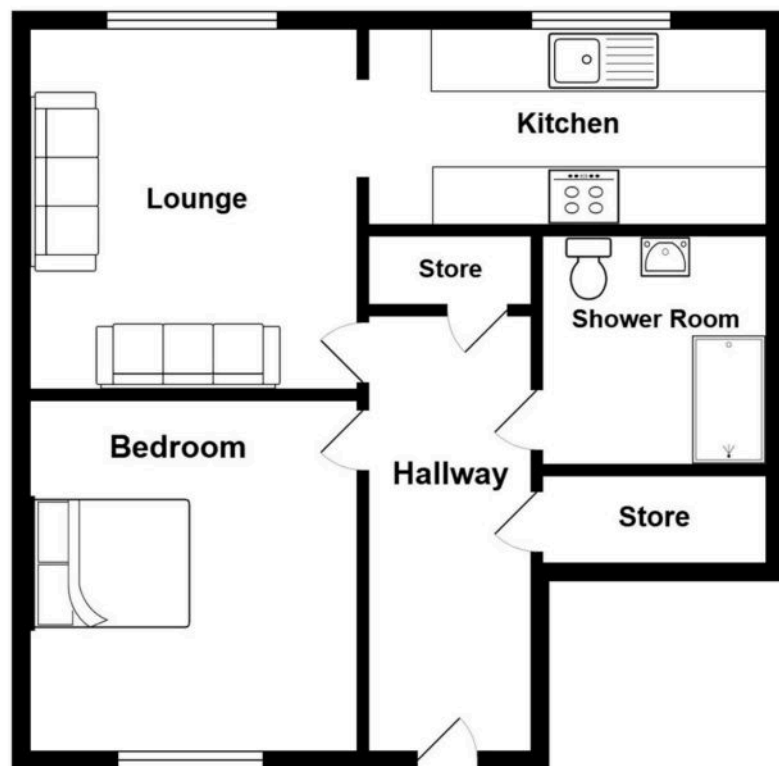






Enhanced with AI by SIP

HILLS







## Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton – M27 4AR

0161 794 2888

[swinton@hills.agency](mailto:swinton@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A

Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.