

**Urmston Office**

0161 747 1177  
1 Crofts Bank Road, Urmston  
M41 0TZ  
🐦 @homeinurmston

**Stretford Office**

0161 871 3939  
145 Barton Road, Stretford  
M32 8DN  
🐦 @homeinstretford

**Monton Office**

0161 789 8383  
222 Monton Road, Monton  
M30 9LJ  
🐦 @homeinmonton



**408B Manchester Road Stockport SK4 5BY**  
**Offers in the region of £275,000**

**\*\*INVESTMENT OPPORTUNITY\*\*** HOME ESTATE AGENTS are pleased to bring to the market this opportunity to purchase this retail shop with parking and large three bedroom flat located in the ever popular Heaton Chapel. Currently bringing in a joint rental income of £16,359pa. In brief the property comprises of, **RETAIL UNIT:** ground floor retail unit with kitchen and toilet.  
**FLAT:** ground floor entrance, bedroom and bathroom, first floor living room, kitchen, two bedrooms and a w/c  
For further information please contact HOME Stretford 0161 871 3939.

• **\*\*INVESTMENT OPPORTUNITY\*\***

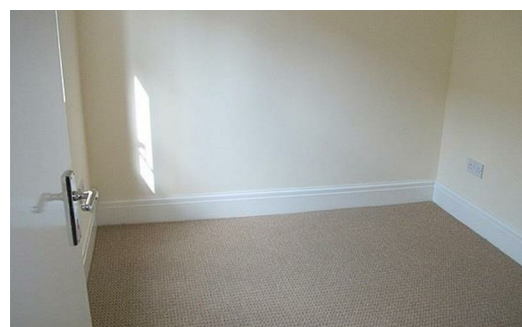
• **MIXED USE PROPERTY**

• **FANTASTIC LOCATION**



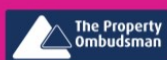
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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



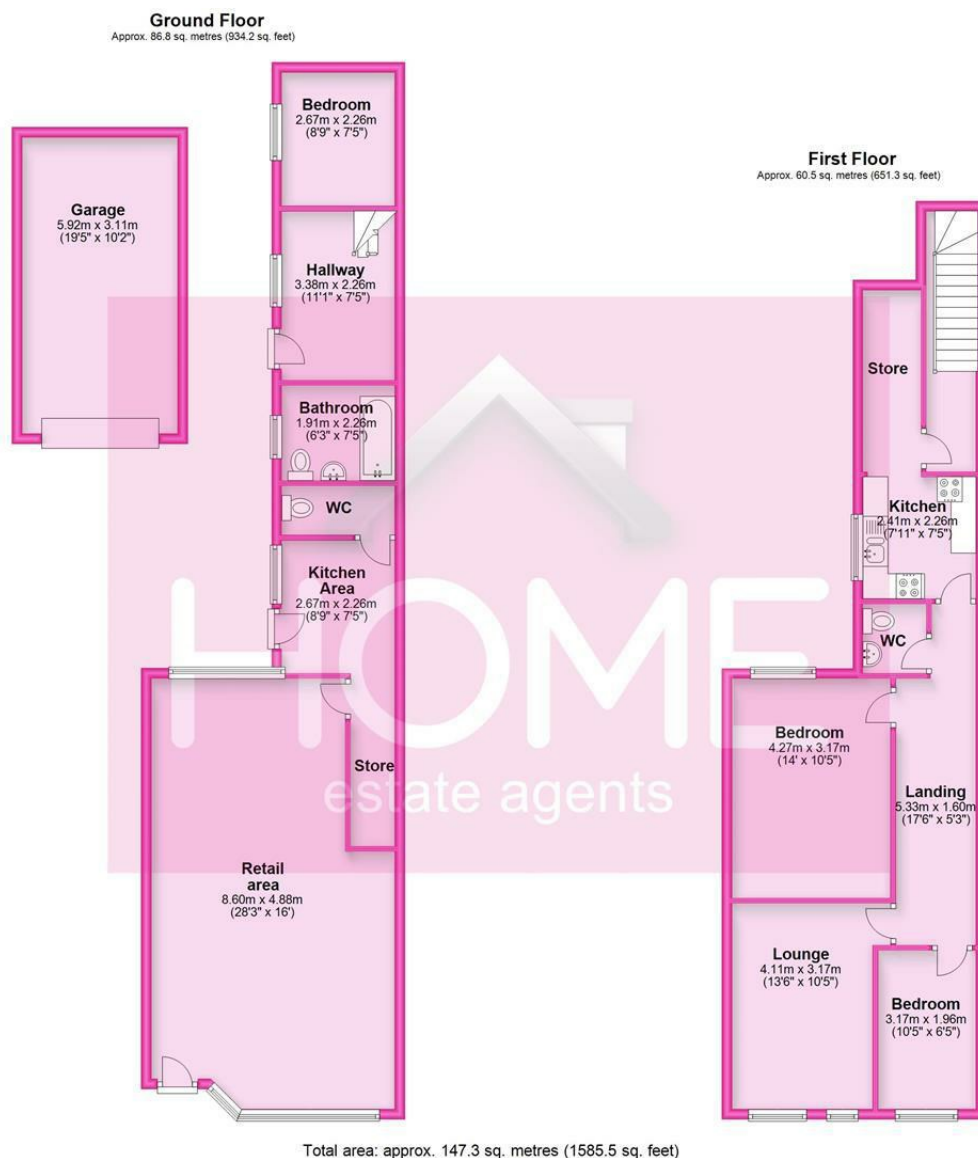


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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