



## 35 North Lonsdale

**£209,999**

!! INVESTMENT OPPORTUNITY !! HOME ESTATE AGENTS are pleased to bring to the market this end terrace property which is separated into two one bedroom flats currently rented with a income of £12,300 per year. In brief the accommodation comprises of, Ground floor, entrance hallway, lounge, kitchen, bedroom, bathroom and utility area, First floor, hall, lounge, kitchen, bedroom and bathroom, the property also benefits from a detached garage. Located in the ever popular area of Gorse hill with great transport links including the M60 motorway network, Metro-link and just a short short commute into Manchester city centre and Media city. With good local schools and amenities this property is ideal for a buy to let investor. To arrange a viewing call HOME Stretford 0161 871 3939

- !! IDEAL BUY TO LET INVESTMENT !!
- TWO SELF CONTAINED FLATS
- Current rental £12,300 a year
- Popular location
- Detached garage
- Separate entrance
- Lounge
- Kitchen
- Bedroom
- Bathroom



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 [www.homeestateagents.com](http://www.homeestateagents.com)

### Important Information

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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