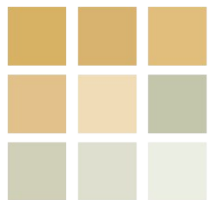




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106 HOLLAND STREET
Manchester, M26 2RE
Offers In The Region Of £135,000

106 HOLLAND STREET

Property at a glance

- pavement fronted mid terrace
- two bedrooms plus loft room
- PVC double glazing & GCH system
- spacious lounge
- modern fitted kitchen with integrated appliances
- modern family bathroom
- low maintenance patio garden to the rear
- within walking distance of Radcliffe Metrolink station and nearby motorway networks providing easy access into Manchester City Centre
- being sold with the tenant to remain in situ currently paying £900 PCM and due to be increased to £950 PCM February 2027

AN EXCELLENT BUY-TO-LET INVESTMENT OPPORTUNITY – TWO BEDROOMS PLUS LOFT ROOM – TENANT IN SITU – CURRENT RENTAL INCOME OF £900 PCM, INCREASING TO £950 PCM FROM FEBRUARY 2027 – VIEWING HIGHLY RECOMMENDED.

Pearson Ferrier Estate Agents are delighted to bring to the market this well-presented, pavement-fronted mid-terrace property, ideally situated on Holland Street, Radcliffe. Offering spacious accommodation over three levels, including two generous bedrooms and a useful loft room, this property presents an excellent opportunity for buy-to-let investors looking to add an income-producing property to their portfolio.

The accommodation benefits from PVC double-glazed windows and a gas central heating system and briefly comprises a spacious lounge, a modern fitted kitchen complete with integrated appliances, two well-proportioned bedrooms and a modern family bathroom. In addition, there is a versatile loft room providing valuable additional space.

Externally, the property enjoys a low-maintenance patio garden to the rear, ideal for outdoor seating and entertaining.

Situated in a convenient and popular residential location, the property is within walking distance of Radcliffe Metrolink station, providing excellent transport links into Manchester City Centre. The nearby motorway network and local amenities are also easily accessible, making this an attractive location for tenants and commuters alike.

INVESTMENT OPPORTUNITY: The property is being sold with the existing tenant remaining in situ, currently generating a rental income of £900 per calendar month (Gross £10,800 per annum), with the rent due to increase to £950 per calendar month (Gross £11,400 per annum) from February 2027.

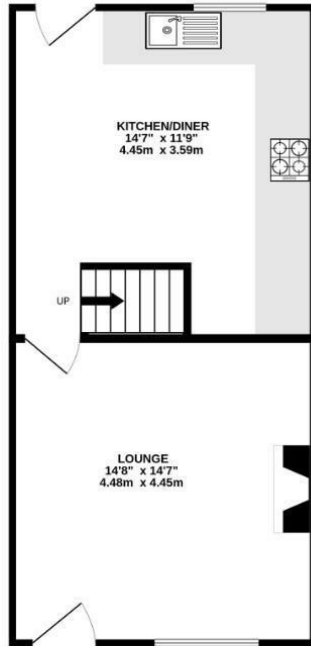
An ideal investment opportunity offering immediate rental income with a scheduled increase already in place.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE ACCOMMODATION AND INVESTMENT POTENTIAL ON OFFER.

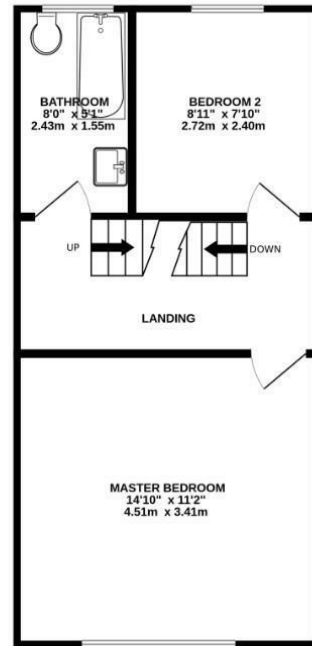




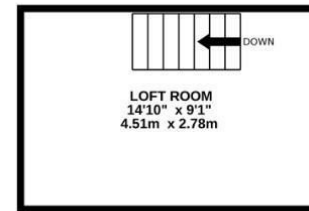
GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



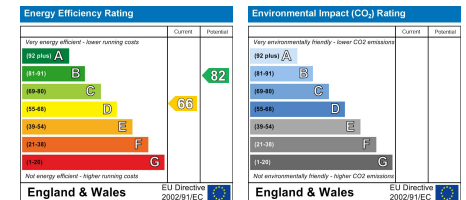
2ND FLOOR
125 sq.ft. (11.6 sq.m.) approx.



106 HOLLAND STREET

TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

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