



MY PROPERTY CLUB

📍 **MY PROPERTY CLUB**
 66 Hyde Road, Denton,
 Manchester M34 3AG

☎ 0161 850 9730

🌐 mypropertyclub.co.uk



6 & 4 Stockport Road Denton, Manchester, M34 6DA

Asking price £200,000

Set in the vibrant area of Denton, this property presents an excellent investment opportunity for all clients looking to invest the property comprises a large commercial space on the ground floor, complemented by a well presented two-bedroom residential apartment situated above.

This location is particularly appealing, surrounded by a variety of similar properties, which enhances its visibility and foot traffic. The properties are both currently tenanted and set to be sold with the tenants in situ, providing a regular income stream of approximately £18,000 per annum, making it an attractive proposition for both seasoned investors and those new to the property market.

The flat and shop are being sold together, offering a seamless blend of commercial and residential living. This arrangement not only maximises potential rental income but also allows for flexibility in usage. Whether you are looking to expand your investment portfolio or seeking a property with dual income potential, this offering is certainly worth considering.

With its prime location and established tenants, this property is poised for continued success. Do not miss the chance to acquire a piece of Denton's thriving commercial/residential landscape.

Viewing

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.

- Established commercial and residential purchase opportunity
- High Street Location
- Shop and apartment above
- £18,000 PA income
- Well presented apartment
- Ideal investment opportunity



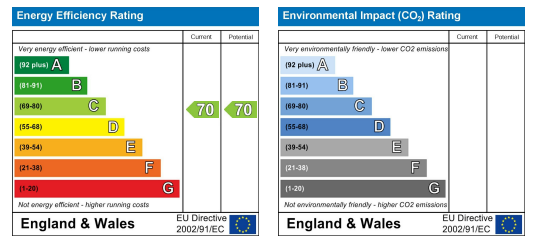
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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