



MY PROPERTY CLUB

📍 **MY PROPERTY CLUB**
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Manchester M34 3AG

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6 & 4 Stockport Road, 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

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

