



MY PROPERTY CLUB

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

 0161 850 9730

 mypropertyclub.co.uk



103 to 103a Houghton Green Road

Denton, Manchester, M34 7GR

£150,000

Set in the vibrant area of Houghton Green Road, Denton, Manchester, this unique retail property presents an excellent investment opportunity. The property comprises a commercial space on the ground floor, complemented by a one-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, providing a steady income stream of approximately £13,200 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 residential and commercial 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 tenant, this property is poised for continued success. Do not miss the chance to acquire a piece of Denton's thriving commercial 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.

■ Commercial and residential investment opportunity

■ Prime position within Houghton Green Village

■ Ideal investment

■ £13,200 Income PA



1



1



1

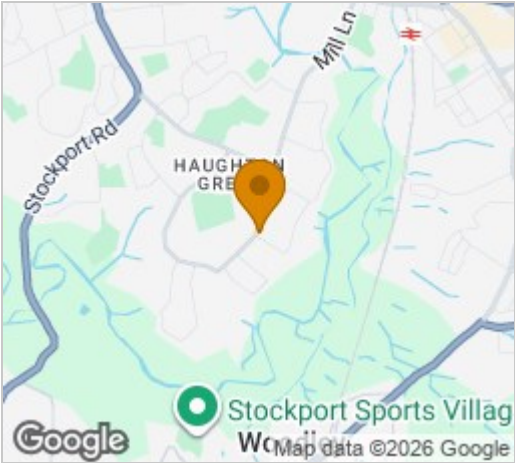


3 mtr
Recyclable
Gift Wrap
Wrap & Roll

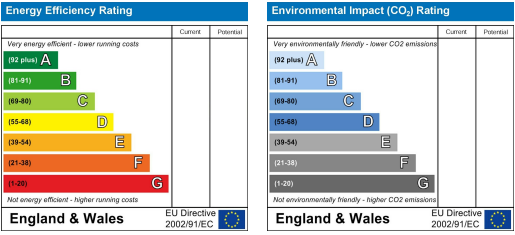
Floor Plan



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.