



MY PROPERTY CLUB

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[mypropertyclub.co.uk](http://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.

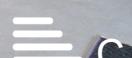
With its prime location and established tenants, this property is poised for continued success. Do not miss the chance to acquire a piece of Denton's thriving commercial/residential landscape.

### Viewing

Please contact our My Property Club (Lettings) Office on 0161 850 9730

if you wish to arrange a viewing appointment for this property or

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



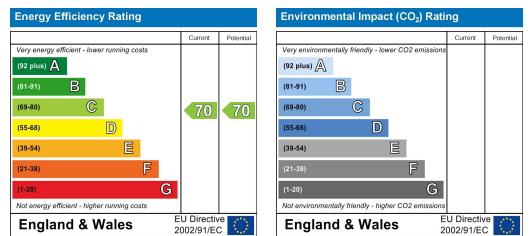
## Floor Plan



## Area Map



## Energy Efficiency Graph



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