



MY PROPERTY CLUB

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

 0161 850 9730

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



## 43 Denton Road

Audenshaw, Manchester, M34 5BL

**£180,000**

\*\*\*\* INVESTORS ONLY - SOLD WITH TENANT IN SITU \*\*\*\*

Welcome to Denton Road, Audenshaw, Manchester - a charming location that will give you an income from day one as the property is to be sold with a tenant in situ. This delightful three-bedroom end-terraced house boasts not only a spacious interior but also a detached garage and parking space for two vehicles.

As you step inside, you'll be greeted by two inviting reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. The recently refurbished property features a large family bathroom, ensuring that everyone has their own space and comfort.

One of the highlights of this property is the large rear garden, providing a perfect outdoor space for children to play or for hosting summer barbecues with friends and family. The convenient location of this house offers easy access to local schools and excellent transport links, making it a practical choice for those with busy lifestyles.

Don't miss out on the opportunity to purchase this investment property.

To register your interest call My Property Club on 0161-850-9730 or email [enquiries@mypropertyclub.co.uk](mailto:enquiries@mypropertyclub.co.uk)

### 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 require further information

- Sold with tenant in situ
- Rental income of £1100 PCM - £13,200 PA
- Off road parking / garage
- Well presented and looked after by the tenant
- Close to local amenities



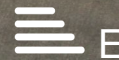
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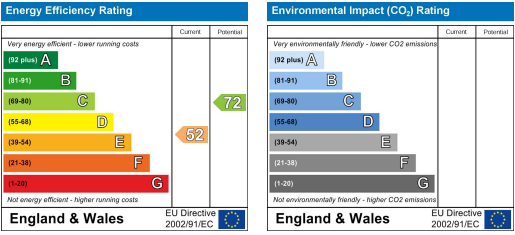
Floor Plan



Area Map



Energy Efficiency Graph



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