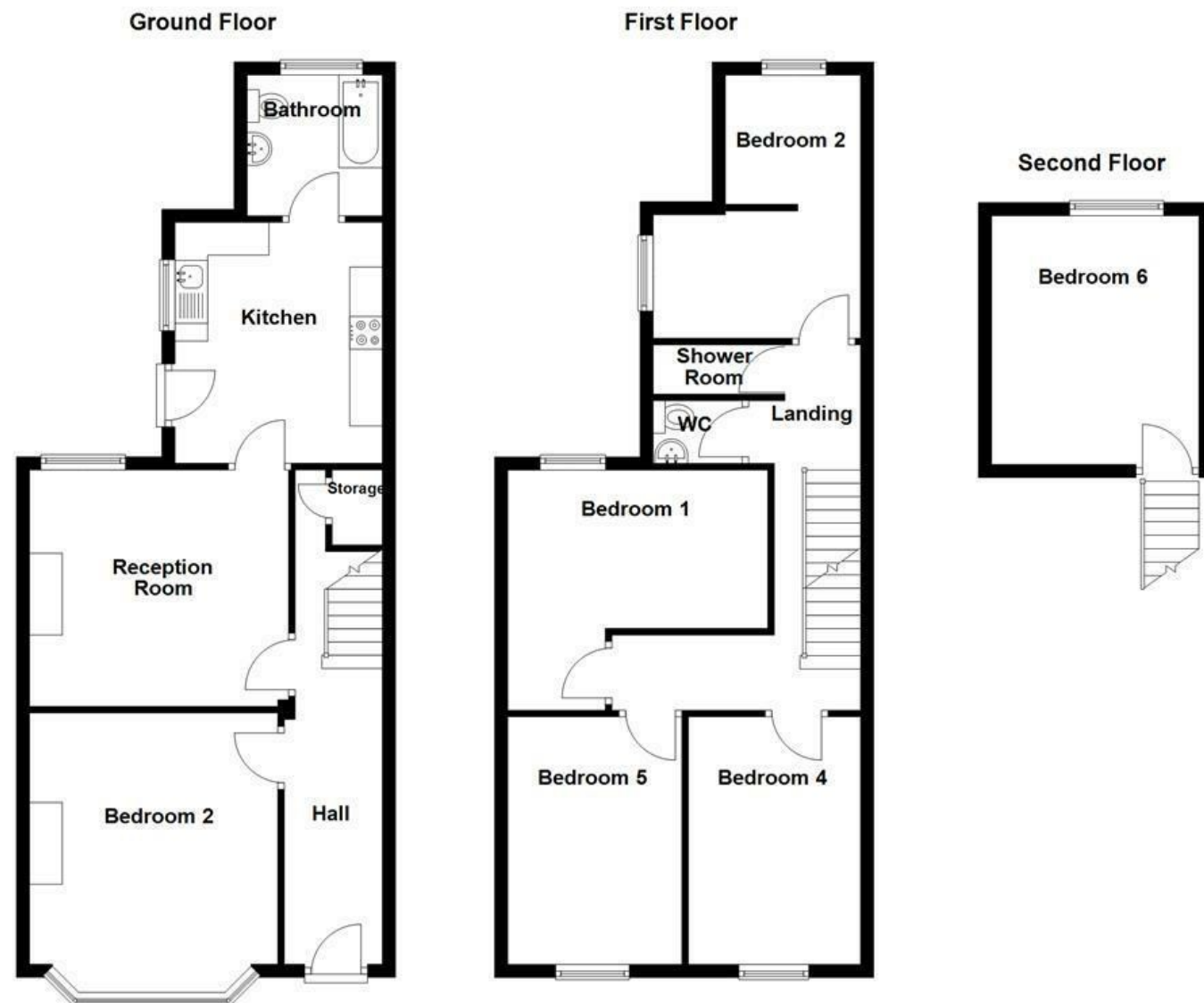




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Nelson Street, Salford, M7 1NB

£350,000

A GREAT INVESTMENT OPPORTUNITY - WITH TENANT IN SITU ACHIEVING 11.9% YEILD

Located in the sought-after area of Broughton, Salford, this impressive six-bedroom mid-terrace house presents an excellent investment opportunity as a House in Multiple Occupation (HMO). The property boasts a well-designed layout, featuring a communal living area that encourages social interaction among residents, alongside a spacious kitchen that is perfect for shared meals and gatherings.

The accommodation includes a convenient shower room, a separate WC, and a downstairs bathroom, ensuring that all residents have access to essential facilities. Each of the six bedrooms offers ample space, making it ideal for both students and professionals seeking comfortable living arrangements.

One of the standout features of this property is the large shared rear garden, providing a delightful outdoor space for relaxation and recreation. This garden is a rare find in urban settings and adds significant value to the living experience.

Situated in a great location, this property benefits from excellent transport links and local amenities, making it an attractive choice for potential tenants. With its combination of spacious living, practical facilities, and a prime location, this mid-terrace house is a remarkable opportunity for those looking to invest in the thriving Salford rental market.

Nelson Street, Salford, M7 1NB

£350,000

6

2

1

D

Tenure Freehold

On Street Parking

Communal Living Space

Council Tax Band A

Ideal Investment Opportunity

Viewing Essential

EPC Rating D

Six Well Proportioned Bedrooms For This (HMO)

Ample Rear Garden Space With Gate To Shared Access Road

Easy Access To Major Network Links

Ground Floor

Entrance

UPVC frosted door to hall.

Hall

24'9 x 4'11 (7.54m x 1.50m)

Central heating radiator, coving, smoke alarm, meter cupboard, doors to bedroom two and reception room, stairs to first floor and wood effect laminate flooring.

Reception Room

13' x 12'2 (3.96m x 3.71m)

UPVC double glazed window, central heating radiator, coving, television point, door to kitchen and wood effect laminate flooring.

Kitchen

12'1 x 10'5 (3.68m x 3.18m)

UPVC double glazed window, central heating radiator, panel wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, double oven, four ring electric hob, granite effect splash back, extractor hood, plumbed for washing machine, space for fridge freezer, door to bathroom, door to rear and wood effect flooring.

Bathroom

7'4 x 6'9 (2.24m x 2.06m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panel bath with electric feed overhead shower, part PVC elevation, extractor fan and wood effect flooring.

Bedroom Two

12'8 x 12'5 (3.86m x 3.78m)

UPVC double glazed bay window, central heating radiator, coving and smoke alarm.

First Floor

Landing

19'3 x 4'9 (5.87m x 1.45m)

Smoke alarm, loft hatch, doors to four bedrooms, shower room and WC, stairs to second floor.

Bedroom One

13'1 x 12'2 (3.99m x 3.71m)

UPVC double glazed window, central heating radiator and smoke alarm.

Bedroom Three

12'9 x 10'2 (3.89m x 3.10m)

Two UPVC double glazed windows, two central heating radiators and smoke alarm.

Bedroom Four

12'4 x 9'6 (3.76m x 2.90m)

UPVC double glazed window, central heating radiator and smoke alarm.

Bedroom Five

12'5 x 8'9 (3.78m x 2.67m)

UPVC double glazed window and central heating radiator.

Shower Room

6'4 x 2'7 (1.93m x 0.79m)

Enclosed direct feed shower, PVC to ceiling and elevation, extractor fan and tiled effect flooring.

WC

4'6 x 3'2 (1.37m x 0.97m)

Dual flush WC, wall mounted wash basin with mixer tap, part PVC elevation, extractor fan and lino flooring.

Second Floor

Bedroom Six

UPVC double glazed window and central heating radiator.

External

Rear

Block paved garden with bedding areas and gate to shared access road.

Front

Laid to lawn garden and pathway leading to front entrance door.

Tel: 01617939622

www.keenans-estateagents.co.uk