







Galaxy A23 5G

## Area Map



## Details:

We are pleased to offer this three-bedroom semi-detached house, split into two self-contained apartments. Situated in the heart of Prestwich, this is a prime rental area. Both flats are tenanted, bringing in over £20,000 per annum combined. The ground floor apartment comprises 1 double bedroom, living room, diner kitchen and bathroom. It benefits from a modern eat-in kitchen, gas central heating and is double-glazed. The first-floor apartment comprises two double bedrooms, a living room, diner kitchen and a full bathroom.

Ground floor flat: 2 Bedrooms  
£900 PCM  
£10,800 Per annum  
Tenanted until 26/11/2026

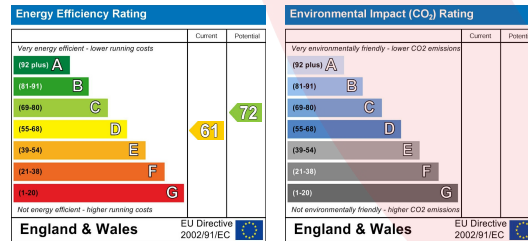
First-floor flat: 1 Bedroom  
£800 PCM  
£9,600 Per annum  
Tenanted under a rolling contract

Total income: £20,400

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

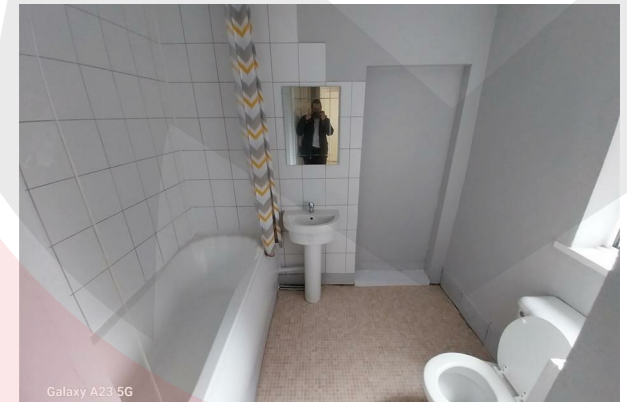
## Energy Efficiency Graph



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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.

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