



## Dean Street, Stalybridge, SK15 2JD

**Offers over £325,000**

Located in Stalybridge, this substantial and well-configured HMO investment opportunity enjoys a highly convenient position with easy access to a wide range of local amenities, transport links and attractive riverside walks. The property is within close proximity to both the town's train and bus stations, providing excellent connectivity for commuting tenants, while nearby shops, supermarkets, cafés and leisure facilities further enhance its appeal.

The accommodation is arranged over the first and second floors of the building and comprises four generous double bedrooms, three of which benefit from their own private en-suite facilities, offering strong tenant demand and an approximate 10% gross yield when fully occupied. The first floor provides a spacious communal lounge/kitchen area designed for comfortable shared living, alongside three double bedrooms, two with modern en-suite shower rooms, plus a separate bathroom serving the remaining bedroom.

To the second floor is a further sizeable double bedroom complete with its own en-suite, creating an attractive and private top-floor suite. With its strong rental performance, desirable room sizes and sought-after location close to amenities, transport connections and riverside surroundings, this property represents an excellent turnkey investment opportunity.



## GROUND FLOOR

### Hall

Door to front, door to storage cupboard, stairs leading to first floor.

## FIRST FLOOR

### Hall

Window to front, radiator, stairs leading to second floor, doors leading to:

### Lounge/Kitchen

21'8" x 17'3" (6.60m x 5.27m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer and mixer tap, two windows to side, double radiator.

### Bedroom 1

15'1" x 13'11" (4.60m x 4.23m)

Window to side, door leading to:

### En-suite

Three piece suite with comprising, wash hand basin, shower area and low-level WC, tiled walls, heated towel rail.

### Bedroom 2

16'4" x 13'11" (4.99m x 4.23m)

Window to side, radiator, door leading to:

### En-suite

Three piece suite with comprising, wash hand basin, shower area and low-level WC, tiled walls, heated towel rail.

### Bedroom 4

15'11" x 16'6" (4.85m x 5.02m)

Window to side, radiator.

### Bathroom

Five piece suite comprising, bath, two vanity wash hand basins, shower area and low-level WC, part tiled walls, window to side, radiator.

## SECOND FLOOR

### Landing

Window to front, radiator, door leading to:

### Bedroom 3

15'4" x 14'4" (4.68m x 4.38m)

Two velux windows, radiator, door leading to:

### En-suite

Three piece suite comprising, wash hand basin, shower area and low-level WC, tiled walls, heated towel rail.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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