



**MISTORIA**  
ESTATE AGENTS



## 86 Blandford Road Salford

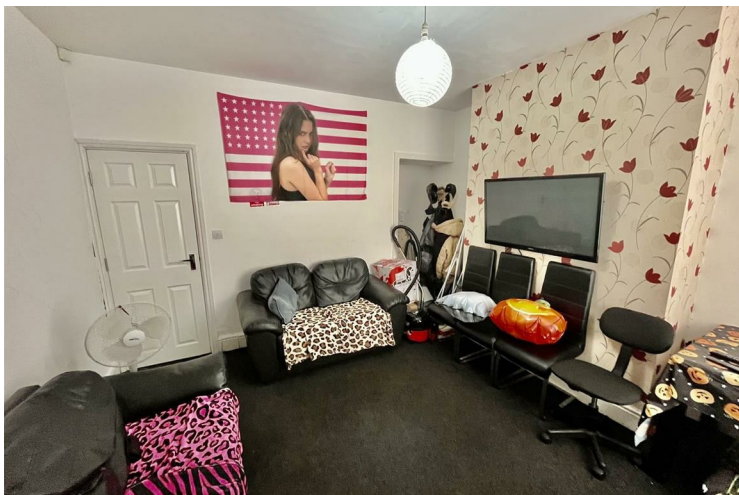
**£200,000**

**Freehold**

INSTANT EARNING POTENTIAL  
TENTANTS IN SITU  
SOLD WITH ON GOING MANAGEMENT

Nestled on Blandford Road in Salford, this three-bedroom student accommodation presents an exceptional investment opportunity. Spanning an impressive 721 square feet, the property features a well-appointed reception room, perfect for socialising or studying.

The accommodation is ideally situated in a prime location, just a stone's throw from the university campus, making it highly desirable for students seeking convenience and accessibility. With local



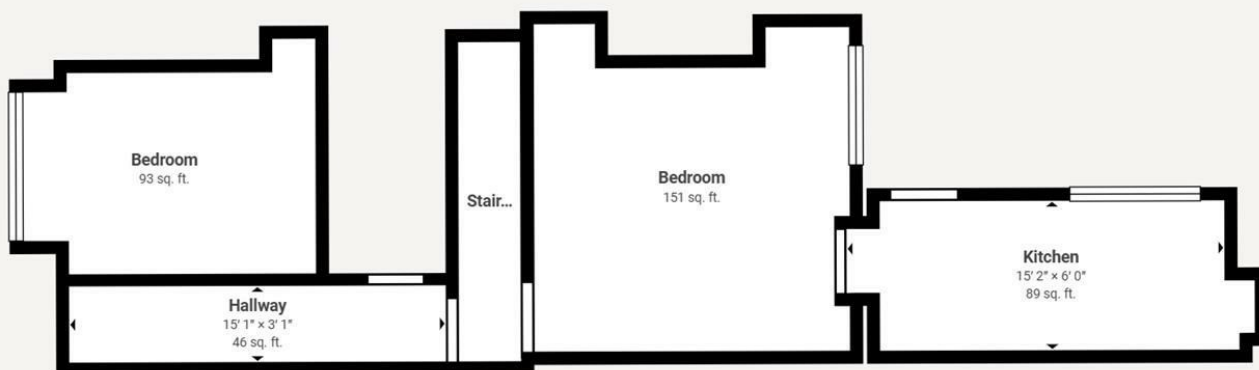
- Investment Property • On going Management • Instant Income • Close to local Amenties • Close to campus this ideal student accommodation

## Full Description









**Matterport Property Report:**

**86 Blandford St**

Gross Floor Area - Full Property 865 sq. ft. | Floor 1 515 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
**Matterport**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	63	83

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bolton Mistoria  
108-110 Deansgate  
Bolton  
BL1 1BD

01204 800766  
info@mistoria.co.uk  
mistoria.co.uk

