



MISTORIA
ESTATE AGENTS



**67 Romney Street
Salford**

**£140,000
Freehold**

BEING SOLD THROUGH MODERN METHOD PUBLIC SALE
INVESTORS ONLY

Nestled on Romney Street in the vibrant city of Manchester, this modern three-bedroom terrace property presents an excellent opportunity for investors seeking a hands-off investment. Spanning an impressive 743 square feet, this well-appointed home features a spacious reception room, perfect for relaxation or entertaining guests.

This property is ideal for investors who prefer a low-maintenance option, as it is already tenanted and provides a steady income stream it is purchased with management until August 2026.

With its prime location in Manchester, this terrace home is not only a sound financial investment but also a desirable living space for tenants. Do not miss the chance to acquire this promising property



**MISTORIA
PUBLIC SALE**
PART OF THE MISTORIA GROUP



Full Description

The property is set out over two floors including 3 double bedrooms. This includes one on the ground floor and two on the first floor! All bedrooms include a double bed, wardrobe, chest of drawers, desk and chair. The rooms are complimented by a feature wall and ample power points for all your electrical devices. Each room can be locked by key which is extra security for your belongings as well as giving you some private time away from your house-mates.

The living room consists of leather sofa, coffee table and modern dining table and chairs.

The fully fitted kitchen consists of a fridge-freezer, a single oven with four hobs, a sink and drainer, a washing dryer, kettle and a toaster.

There is one bathroom, which is tiled from floor to ceiling for ease of cleaning and consists of a freestanding shower, toilet and sink.

The property further benefits from double glazing throughout and gas central heating.

There is also a yard to the rear.

Deposits are £350 per tenant and the applicants will also need to provide a guarantor.

All bills are included into the cost per week which are Gas, Electric, Water, TV Licence and Wi-Fi.

Within a two mile radius from the City Centre and from the main University this property couldn't be more appealing!

Call the office on 0800 500 3015 opt 1) to arrange a viewing at your earliest convenience to avoid disappointment.

For sale by Public Sale – T&C's apply

This property is for sale by the Modern Method of Auction.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This time allows buyers to get in place any mortgage finance required (subject to lending criteria, affordability and survey).

Auction Fees: The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call John Mackie at Mistoria Estate Agents on 07852 453 740

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to



change.

Buyers will be required to go through an identification verification process and provide proof of how the purchase would be funded.

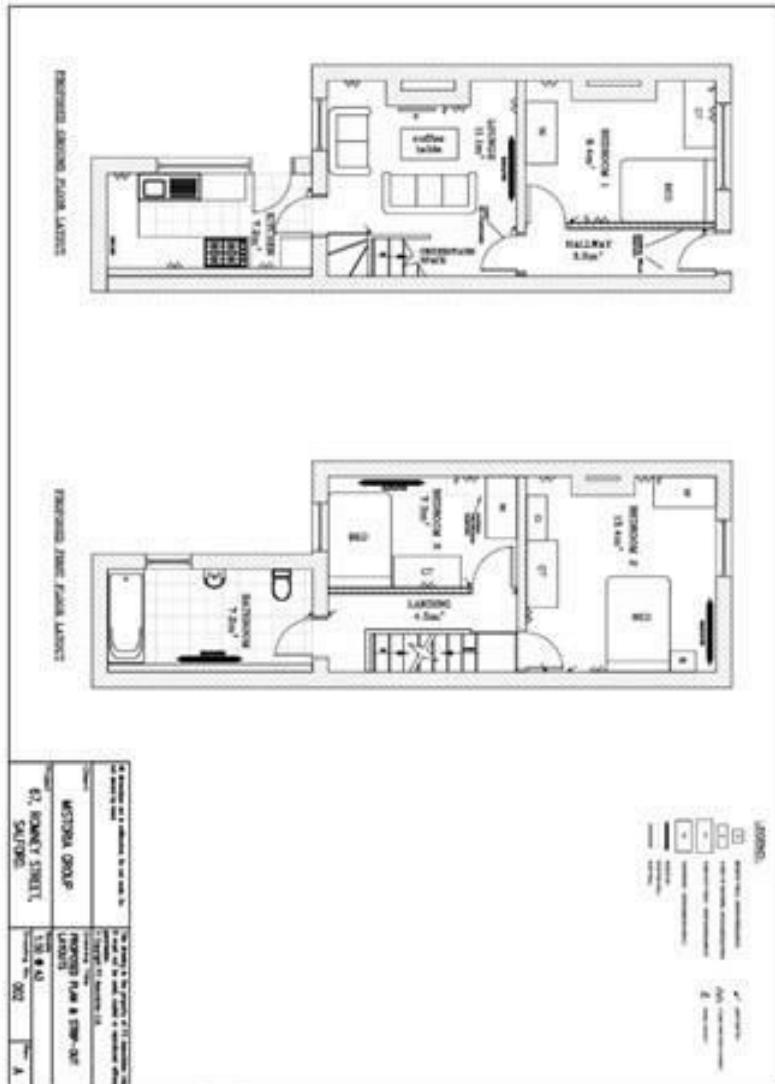
*Guide Price: This is an indication of the seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

Reserve Price: Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction.

A Legal Pack will be made available for this property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding.

TO MAKE A BID or REQUEST A LEGAL PACK – Please contact our office for more details.





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

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

