



27 Nadine Street Salford

£282,500

Freehold

FULLY TENANTED INVESTMENT
FULLY MANAGED
INSTANT EARNING POTENTIAL
16% GROSS

£3,875 per month, which gives a 16.5% yield

Welcome to this investment opportunity located on Nadine Street in the vibrant city of Manchester. This modern five-bedroom house in multiple occupation (HMO) is fully tenanted, providing instant income for the discerning investor. Spanning an impressive 990 square feet, this property is designed to meet the needs of contemporary living while ensuring a comfortable and inviting atmosphere for



• FULLY TENANTED INVESTMENT • 5 BED HMO • FULL MANAGEMENT IN PLACE • 15%
GROSS RETURN • EARN INSTANTLY

Full Description

The property is set out over three floors including 5 double bedrooms. This includes one on the ground floor, two on the first floor and two on the second 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 housemates.

The living room consists of two sofas, 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 machine, kettle and a toaster which is all finished in a modern black and white effect.

There are two bathrooms, which is tiled from floor to ceiling for ease of cleaning, one consists of a freestanding shower, toilet and sink. and the other consists of a bath with overhead shower, toilet and sink.

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

There is also a yard to the rear.

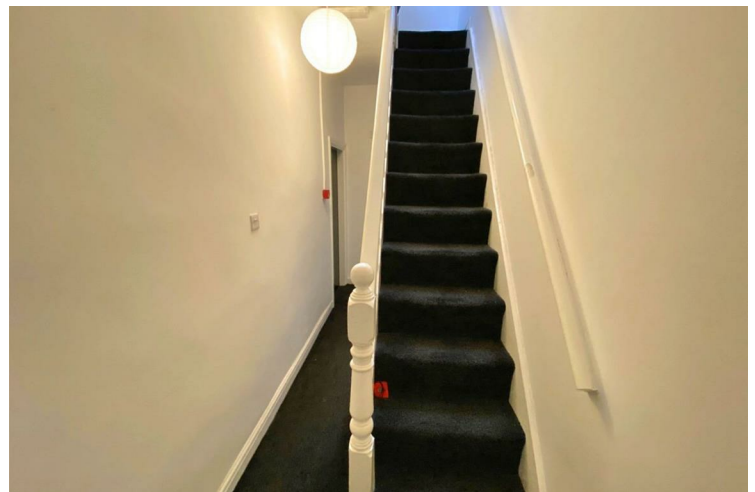
Deposits are £350 per tenant and the applicants will also need to provide a guarantor. A Zero Deposit Option is also available.

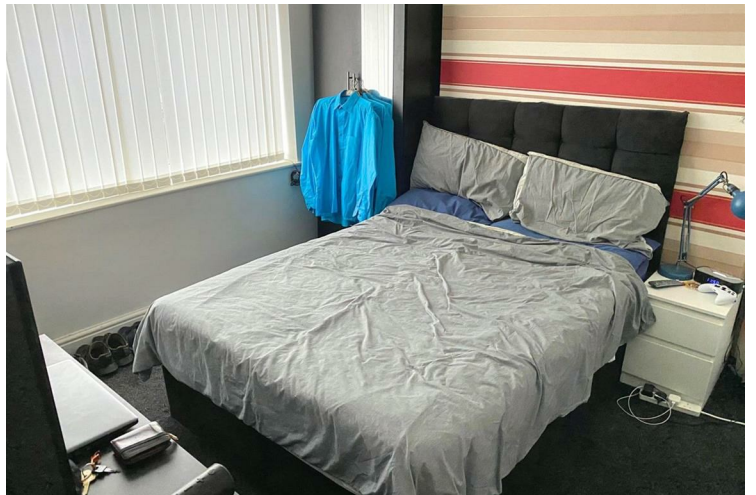
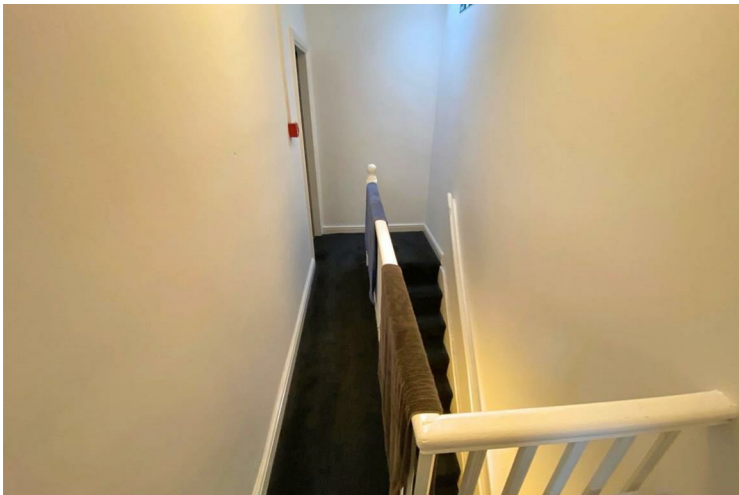
All bills are included into the cost per week which are Gas,

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.



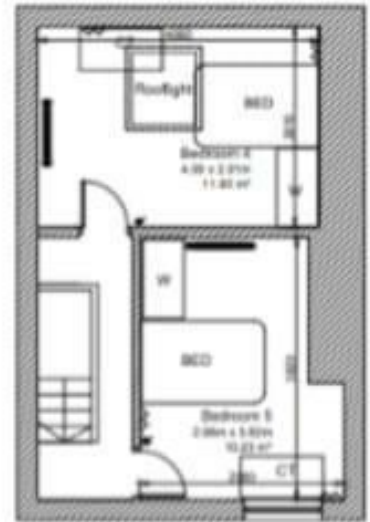




PROPOSED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 40 SQ M



PROPOSED FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 38 SQ M



PROPOSED LOFT FLOOR
GROSS INTERNAL
FLOOR AREA 26 SQ M

PROPOSED FLOOR PLAN - 27 MOORE STREET SALFORD
MAYNOK GROSS INTERNAL FLOOR AREA 104 SQ M

Disclaimer: These plan measurements are approximate and are for illustrative purposes only, while we do not doubt the floor accuracy and completeness, you or your advisors should conduct a careful, independent investigation of this property in respect of necessary valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		68	
(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.

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