



STELFOX STREET  
ECCLES

£165,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Stelfox Street, Eccles, M30 7DH

**\*\*ATTENTION BUY TO LET INVESTORS\*\* - \*\*5.82% RENTAL YIELD\*\* - VitalSpace Estate Agents are pleased to offer to the market a well presented TWO DOUBLE bedroom mid terrace property located close to the Trafford Centre and major transport links. This property would be ideal as a first time purchase or alternatively a buy to let investment. In brief the accommodation comprises, living room and a good sized kitchen diner. To the first floor there are two double bedrooms and a modern fitted bathroom suite. Externally there is a paved rear courtyard garden with ample space for a table and chairs. This property benefits from uPVC double glazing and gas central heating. Tenanted until August 2024. this property would make a perfect buy to let investment. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.**



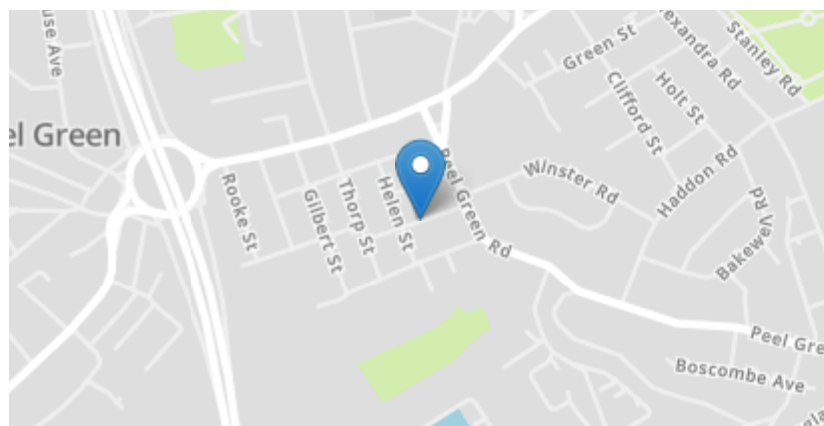




## Features

- Two bedrooms
- Mid terrace property
- Recently updated
- Enclosed courtyard
- Well presented
- Large breakfast kitchen
- Excellent buy to let
- Viewing recommended

## Frequently Asked Questions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>71</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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