



ATHERTON LANE
CADISHEAD

£170,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Atherton Lane, Cadishead, M44 5BR

****ATTENTION INVESTORS** - **GROSS RENTAL YIELD 5.29%** -**
VITALSPACE ESTATE AGENTS are pleased to offer for sale this spacious TWO DOUBLE BEDROOM mid terrace property situated in convenient location close to the major motorway links and a range of local shops. This property benefits from on street parking and a large rear garden, the accommodation comprises; a good sized living room with feature fireplace and an open plan dining kitchen. To the first floor, there are two bedrooms, the master benefitting from built in storage and a three piece bathroom. Externally, an enclosed walled courtyard can be found providing ample space for a table and chairs during those summer months with the additional second garden to the rear with large storage shed. Further benefits include gas central heating and uPVC double glazing. The property is located in a sought after residential area in Irlam, close to local amenities, a range of schools and just 10 minutes drive to The Trafford Centre. Public transport routes and the M60/M62 and M602 motorway links can be easily accessed. Properties like do not stay on the market long so be quick. Viewings by appointment only. Please note that this property is tenanted until 16-10-24 at £750 per month and thus, only of interest to buy to let investors. Contact VITALSPACE ESTATE AGENTS for further information.





Features

- Two Double Bedroom House
- Unfurnished
- Period Features
- White Goods Included
- Large Garden To Rear
- On Street Parking
- Close To Local Amenities
- Spacious Kitchen/Diner
- Investment Opportunity
- Viewing Essential

Frequently Asked Questions

How long have you owned the property for? 6 years

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? Yes, unsure when - EICR in place

Tenanted until 16-10-24 at £750 per month

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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