



**Seddon Street  
Manchester  
M12 4GP**

**Offers In Excess Of £161,000**

**bettermove**

# Seddon Street Manchester

Bettermove are pleased to present this 2 bedroom TENANTED terraced house in Longsight.

The property is freehold and in council tax band A. There are tenants living in the property - current rental yields can be obtained through Bettermove.

The interior of this property comprises an entrance hallway, good-sized living room, a dining room and fitted kitchen. The first floor has two bedrooms, and the family bathroom with shower over bath.

The exterior has a private rear yard, and parking on street.

Situated in the popular area of Longsight, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found Levenshulme station for links into Manchester city centre, a short walk away, as well as the nearby M60.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



**First Floor**  
Approx. 32.6 sq. metres (350.7 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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