



**Cobden Street
Manchester
M9 4DZ**

Offers in Excess of £126,000

bettermove

Cobden Street Manchester

Bettermove are pleased to welcome to the market this charming two bedroom terraced house in Harpurhey.

The property is tenanted and will be sold with the tenants in situ for immediate investment - rental yields can be obtained through Bettermove. The council tax band is A.

The interior of this spacious property comprises a dining room, living room and kitchen on the ground floor. The first floor consists of two bedrooms and the family bathroom.

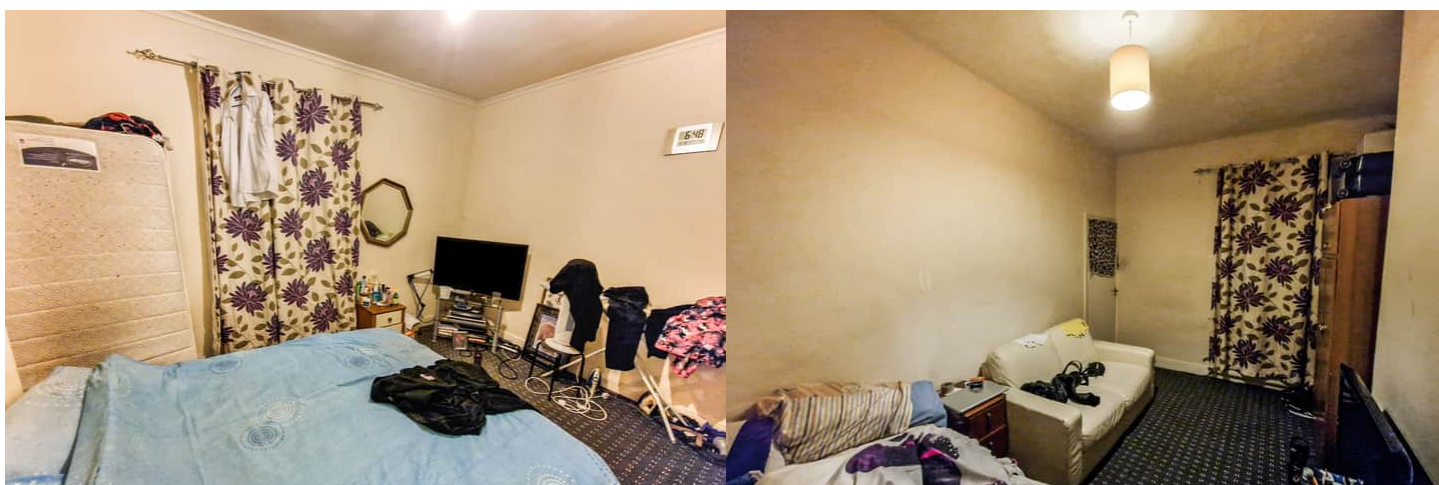
Situated in the popular suburb of Harpurhey, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs and North Manchester General Hospital. Transport links can be found from the A576, M60, A6010, Monsall and Queens Road tram stops and Moston rail station.

This exciting investment opportunity is not to be missed and all enquiries should be made via Bettermove.

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.





Approx. Gross Internal Floor Area 808 sq. ft / 75.20 sq. m

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



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk