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Wellington Road, Eccles
Manchester



Offers Over **£525,000**

Wellington Road

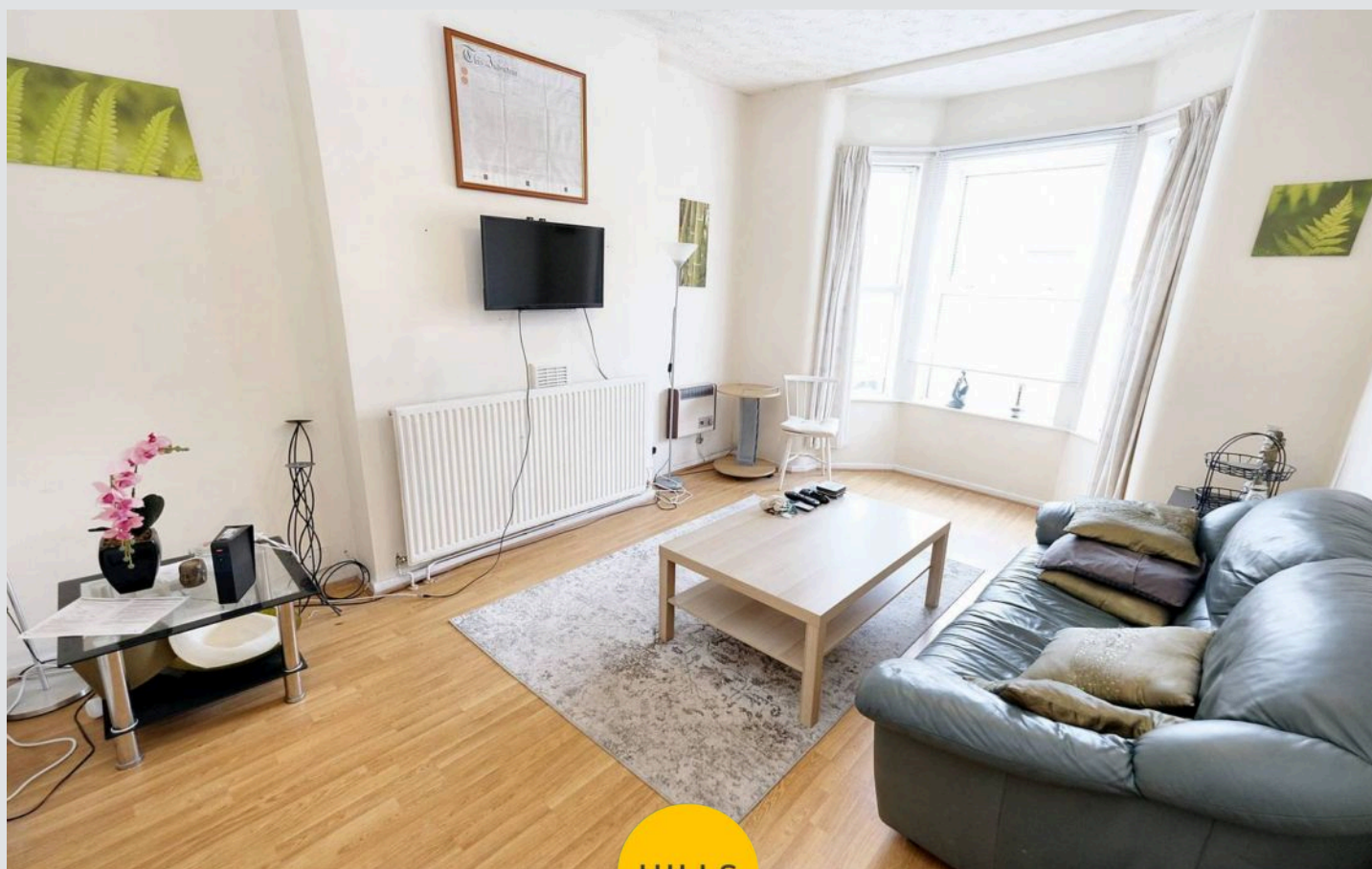
Eccles, Manchester

Impressive four story HMO near Monton Village & Eccles Centre, with seven double bedrooms offering the potential to generating over £4k a month. Communal lounge, kitchen, garden, and parking offer convenience. Ideal investment with great access to amenities and transport links.

Council Tax band: E

Tenure: Freehold

- Fully Licensed HMO Located just a Short Walk from Monton Village & Eccles Centre
- Laid over Four Floors Complete with Cellars used as Storage
- Communal Lounge, Kitchen & Utility Space
- Seven Double Bedrooms Laid over Three Floors
- Three Piece Bathroom Suite, Shower Room & Guest W.C.
- Potential to Generate over £4000 each Month
- Well Served by Excellent Public Transport & Motorway Links
- Surrounded by Excellent Amenities all within Walking Distance
- Potential for Off Road Parking & Sizable Well Maintained Garden to the Rear



Entrance Hallway

Entered via a hardwood front door. Complete with two ceiling light points and carpet flooring.

Lounge

16' 5" x 11' 3" (5.00m x 3.43m)

Complete with a ceiling light point, double glazed bay window, wall mounted radiator and electric radiator. Fitted with laminate flooring.

Kitchen / Diner

11' 5" x 9' 2" (3.48m x 2.79m)

Featuring complementary wall and base units with integral stainless steel sink and gas hob. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with lino flooring.

Utility Room

5' 9" x 3' 8" (1.75m x 1.12m)

Complete with a ceiling light point, plumbing for washing machine and lino flooring.

Downstairs W.C.

5' 1" x 3' 8" (1.55m x 1.12m)

Featuring a two piece suite including hand wash basin and W.C. Complete with a ceiling light point, tiled splashback and lino flooring.

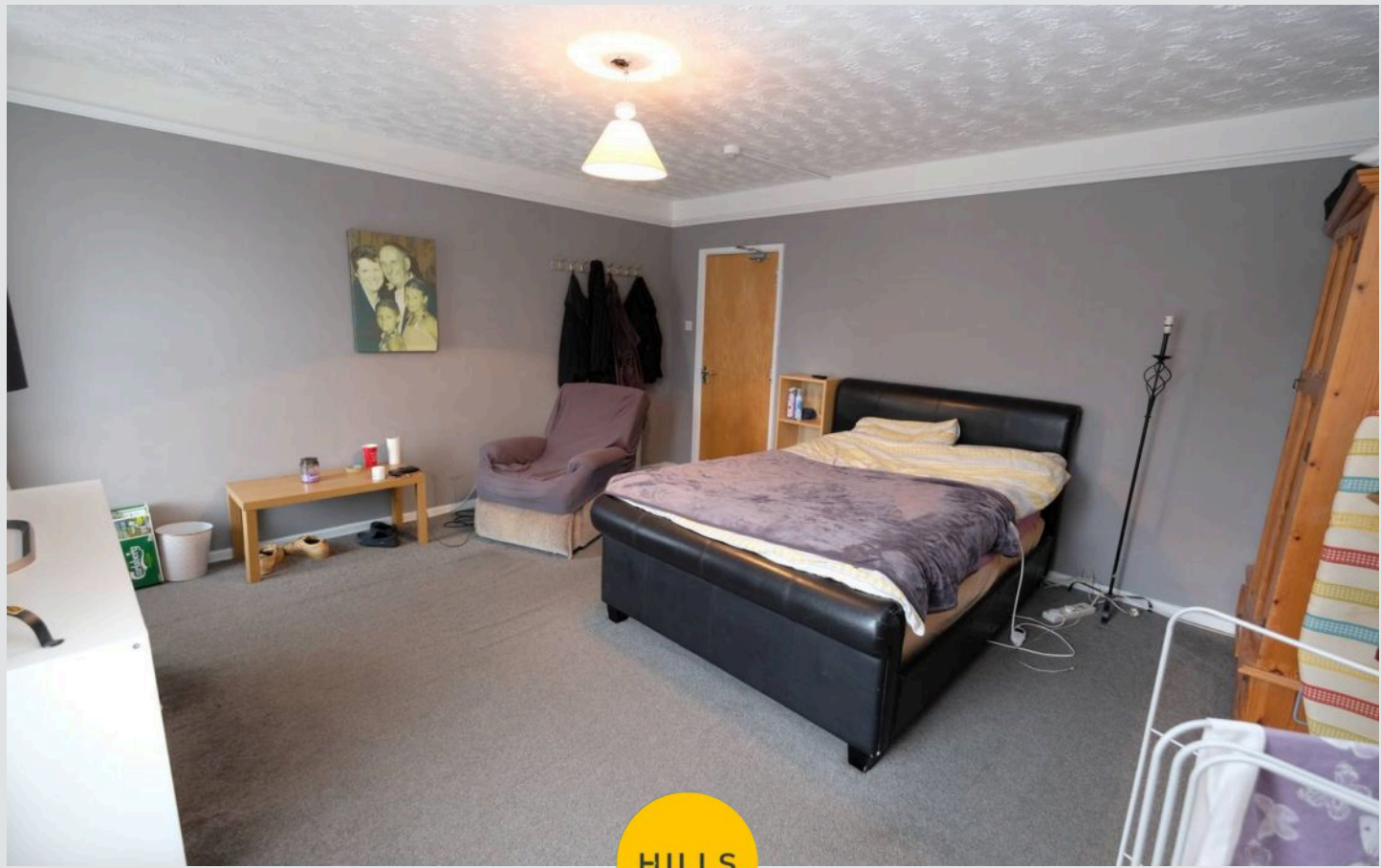
Bedroom One

14' 1" x 10' 0" (4.29m x 3.05m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Landing

Complete with a ceiling light point, sky light and carpet flooring.



Bedroom Two

13' 2" x 12' 6" (4.01m x 3.81m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

14' 2" x 10' 2" (4.32m x 3.10m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Four

15' 8" x 14' 1" (4.78m x 4.29m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

8' 3" x 7' 8" (2.51m x 2.34m)

Featuring a three piece suite including a bath, hand wash basin and W.C. Complete with a double glazed window, wall mounted radiator, part tiled walls and lino flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom Five

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

Bedroom Six

14' 2" x 9' 7" (4.32m x 2.92m)

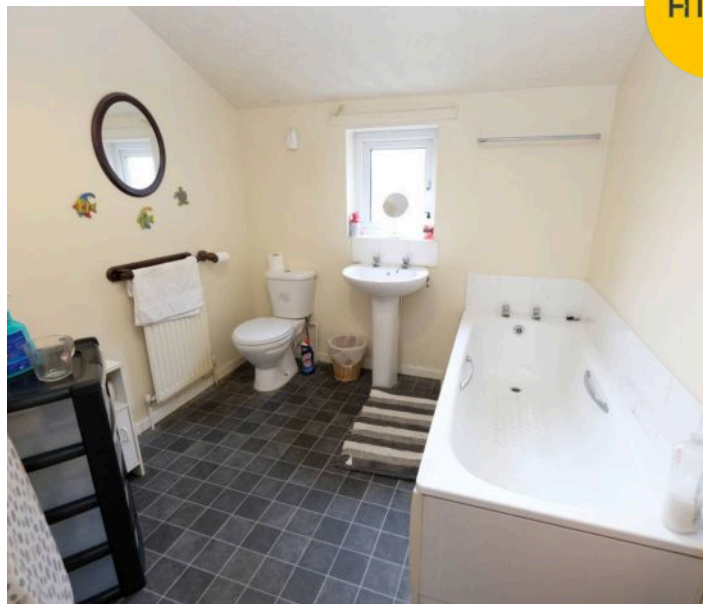
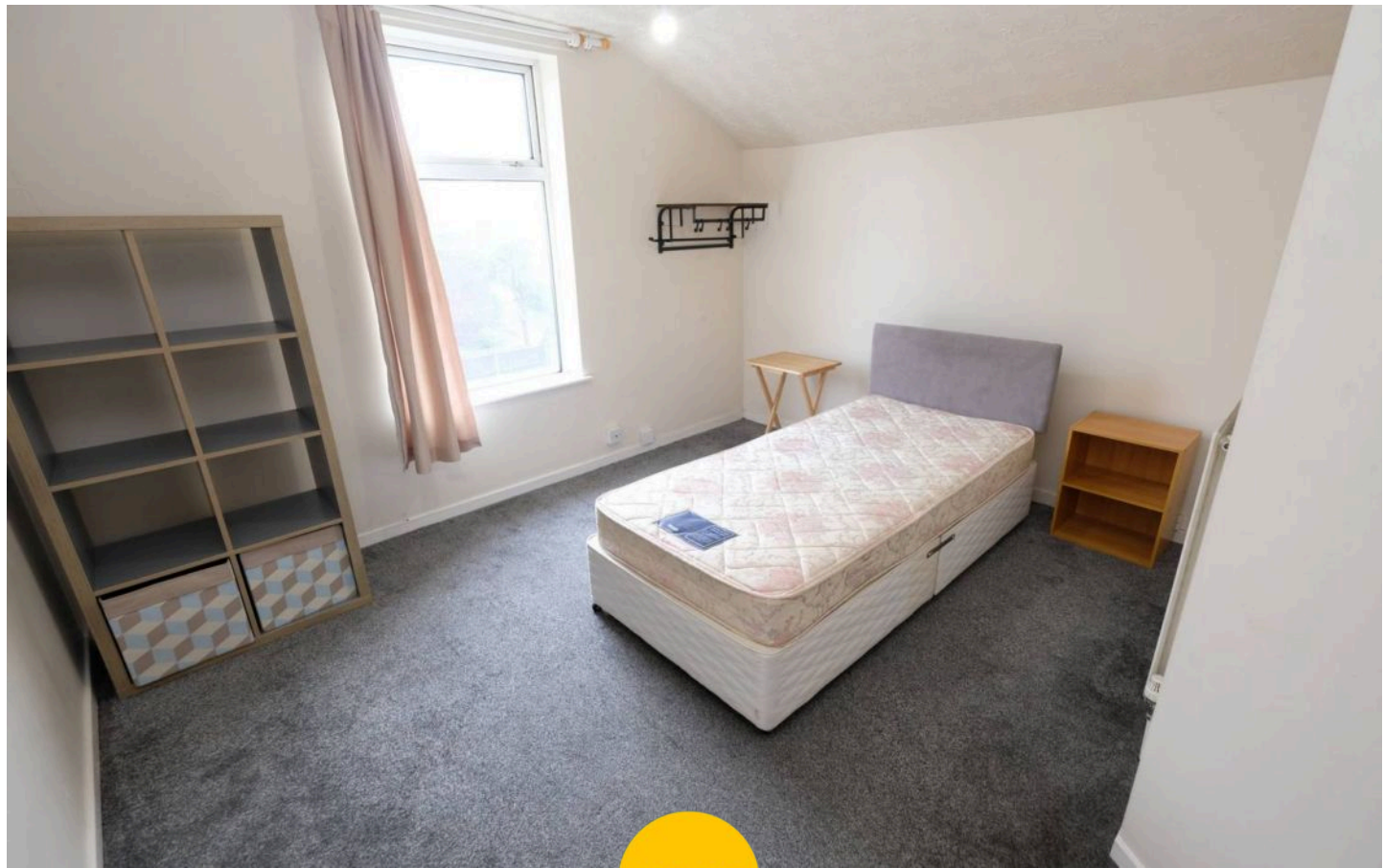
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Shower Room

Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, wall mounted radiator, tiled splashback, part tiled walls and lino flooring.

External

To the front of the property is potential for off road parking. To the rear of the property is a garden featuring a lawn with paved path and border of foliage.

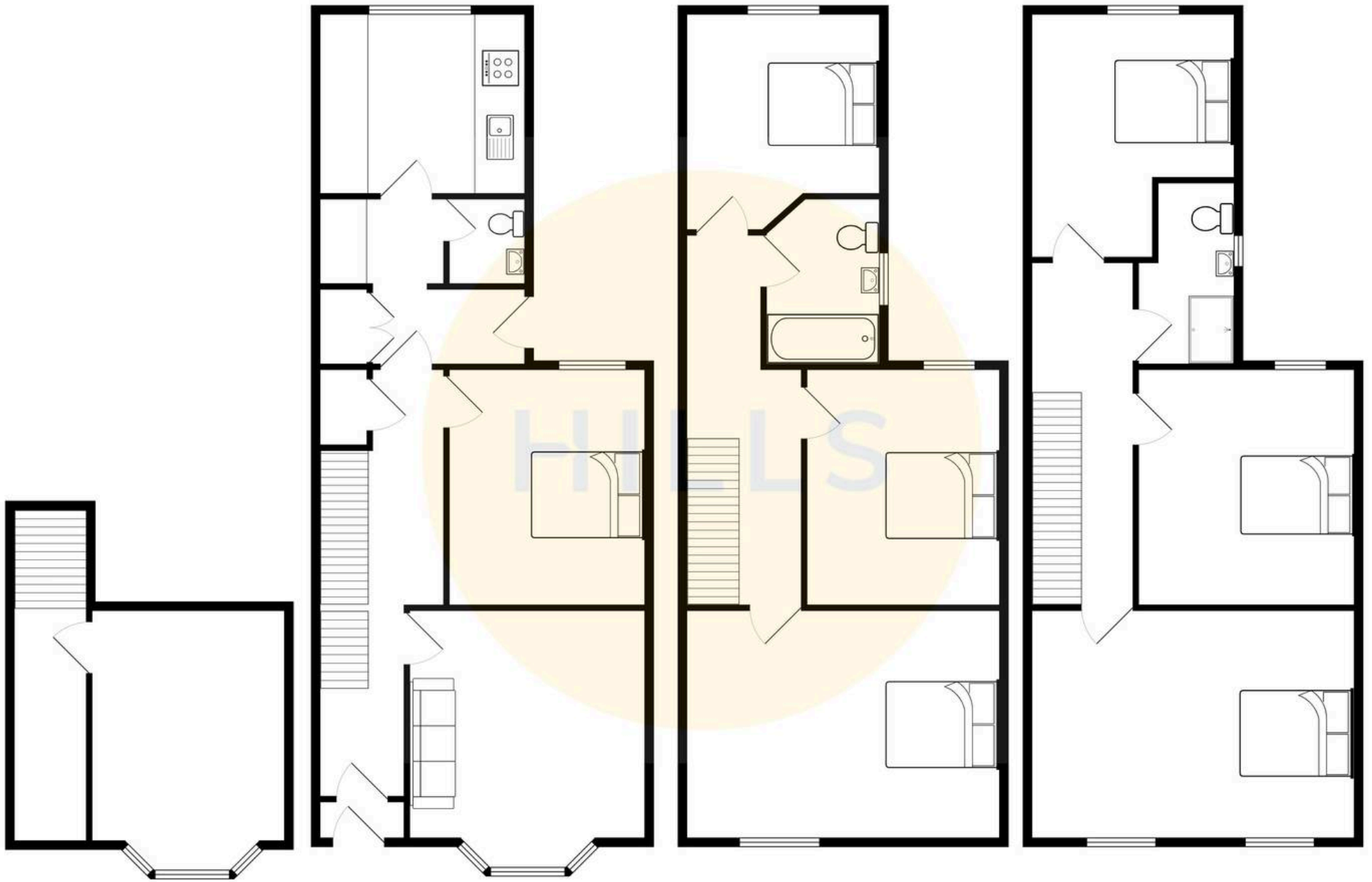


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