



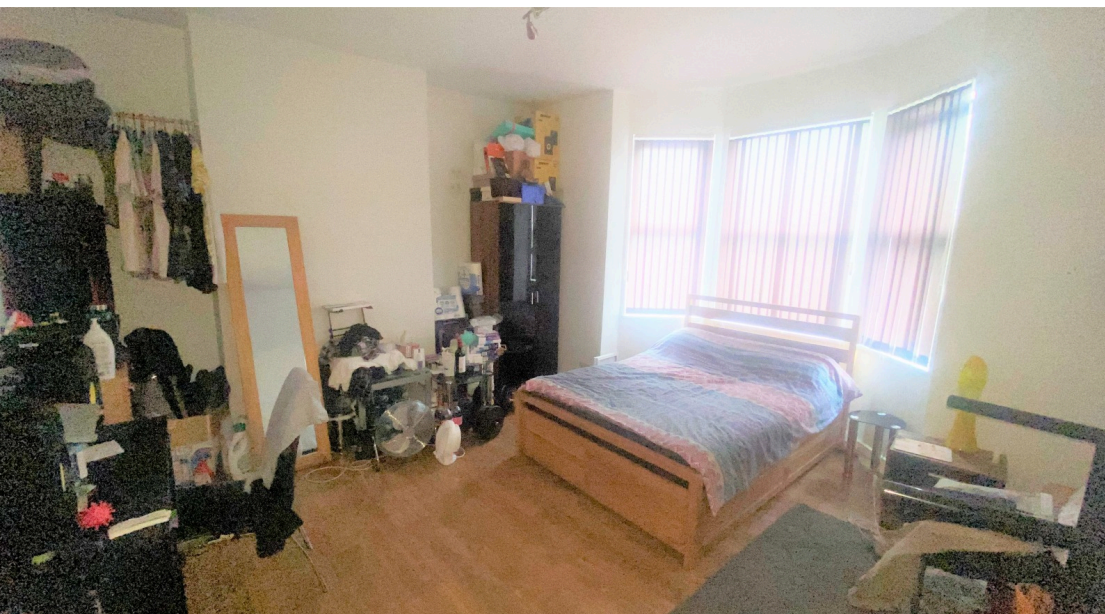
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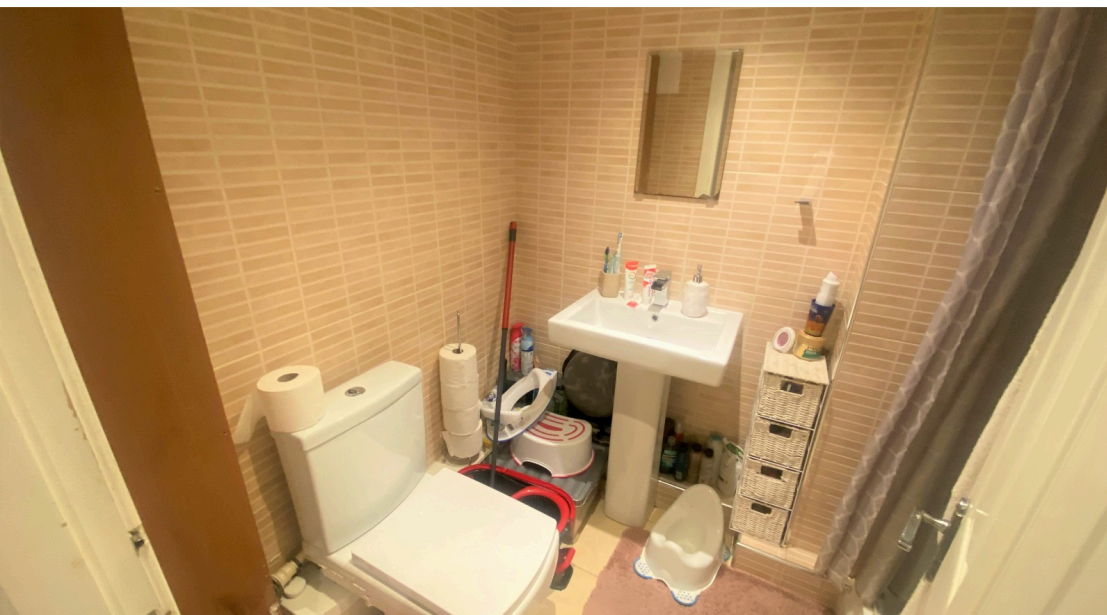
Bedrooms



1

Bathroom





**** NO CHAIN ** - INVESTMENT OPPORTUNITY**

Introducing a fantastic investment opportunity on St Johns Road in Old Trafford. This property originally a 3 bedroom end terrace now currently features a 5-room house share with a separate 2-bedroom apartment in the basement, boasting its private entrance. While both units require minor improvements, they have incredible potential for either a lucrative investment or conversion into a spacious family home.

The main house comprises five generously sized rooms, providing ample space for tenants or a large family. The basement flat offers two bedrooms, offering flexibility for extended family or additional rental income. With a little bit of work, this property can truly shine.

Convenience is key, with off-road parking available for residents, ensuring hassle-free parking. A small garden space adds a touch of greenery.

Located in Old Trafford, this property benefits from a prime location. It is surrounded by a vibrant community, offering an array of amenities, including shops, restaurants, and recreational facilities. Commuters will appreciate the easy access to public transportation, making it a breeze to reach the city center and beyond.

Don't miss this opportunity to invest in a property with tremendous potential or transform it into your dream family home.

Viewings by appointment only.

5 room terraced:

Bedroom 1 - 4.4m x 4.3m

Laminate floors. UPVC double-glazed bay window. Radiator.

Bedroom 2 - 3.5m x 4.2m

Laminate floors. UPVC double-glazed bay window. Radiator.

Bedroom 3 - 4.5m x 4.3m

Laminate floors. UPVC double-glazed window. Radiator.

Room 4 - 3.8m x 2.6m

Laminate floors. UPVC double-glazed bay window. UPVC double-glazed window. Radiator.

Room 5 - 4.3m x 4.4m

Laminate floors. UPVC double-glazed window. Radiator.

Kitchen/diner - 4.2m x 5.0m

UPVC double-glazed bay window. UPVC double-glazed window to side elevation. Storage space. Boiler. A mix of wall plus base units. Stainless steel sink with mixer tap and drainer. Splash back tiles. Radiators. Access to utility room. Lamiantoe floors.

Utility room

Laminate floors. UPVC double-glazed bay window. Radiators. Space/plumbing for white goods. Storage space.

Two-bedroom flat:

Kitchen/diner - 4.4m x 3.3m

Laminate floors. Underfloor heating. A mix of wall plus base units. Four-ring gas hob/oven with stainless steel extractor above. Boiler. Stainless steel sinks with mixer tap. Storage.

Bathroom - 1.7m x 2.2

Fully tiled. Low-level w.c. Vanity washes hand basin. Walk in shower. Heated towel rail. Underfloor heating.

Hallway - 1.6m x 9.3m

Laminate floors. Access to all rooms. Large storage cupboard. Underfloor heating.

Bedroom 1 - 3.6m x 3.5m

Laminate floors. UPVC double-glazed window. Underfloor heating.

Bedroom 2 - 3.5m x 3.9m

Laminate floors. UPVC double glazed window. Underfloor heating.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Old Trafford, M16

