

# Belgrave Crescent, Eccles

Manchester



In Excess of £535,000

# Belgrave Crescent

Ellesmere Park, Manchester

**\*\*\*INVESTMENT OPPORTUNITY\*\*\*** Situated in a popular and convenient location is this substantial period property that spans four floors and provides an excellent investment opportunity. With a generous plot, the property houses SIX SELF-CONTAINED APARTMENTS!

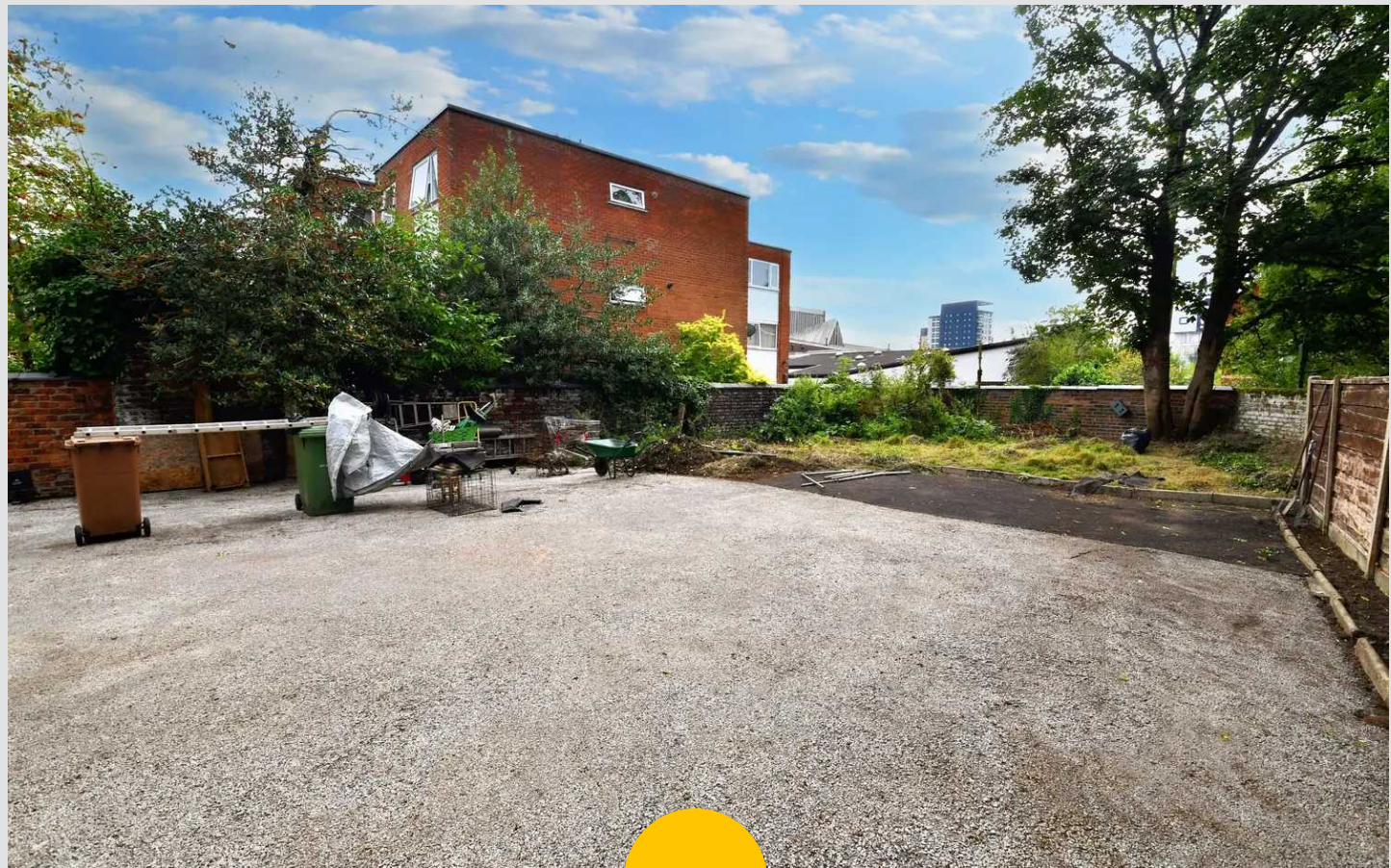
For Individual Videos Of Each Apartment:

[https://www.youtube.com/playlist?list=PL4uZ\\_dJXCe84fz\\_AW8YsyztzU2g7e0wHs](https://www.youtube.com/playlist?list=PL4uZ_dJXCe84fz_AW8YsyztzU2g7e0wHs)

Council Tax band: A

Tenure: Freehold

- Substantial Period Property Over Four Floors
- Exciting Investment Opportunity
- Housing Six, Self-Contained Apartments
- Situated in the Popular Ellesmere Park, Just a Short Walk from Monton Village, which is Host to a Fine Array of Pubs and Restaurants
- Benefitting from a Large Plot, with Gardens to the Front and Rear
- Driveway Providing Off-Road Parking for Several Cars to the Side
- Each Apartment Could Provide a Potential, Estimated Rent of £700 Per Calendar Month
- Within Easy Access of Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Individual Video Tours Available for Each of the Apartments
- Get in Touch to Register Your Interest!



**Flat One**

Entrance Hallway. Lounge / Kitchen Dimensions : 4.731m x 5.259m Bathroom Dimensions : 2.42m x 1.565m Bedroom Dimensions : 3.810m x 3.928m

**Flat Two**

Entrance Hallway. Bathroom Dimensions : 2.575m x 2.613m Bedroom / Kitchen Dimensions : 4.567m x 3.539m

**Flat Three**

Entrance Hallway. Bedroom Dimensions : 4.180m x 3.188m Lounge / Kitchen Dimensions : 3.649m x 5.097m Bathroom Dimensions : 2.478m x 1.638m

**Flat Four**

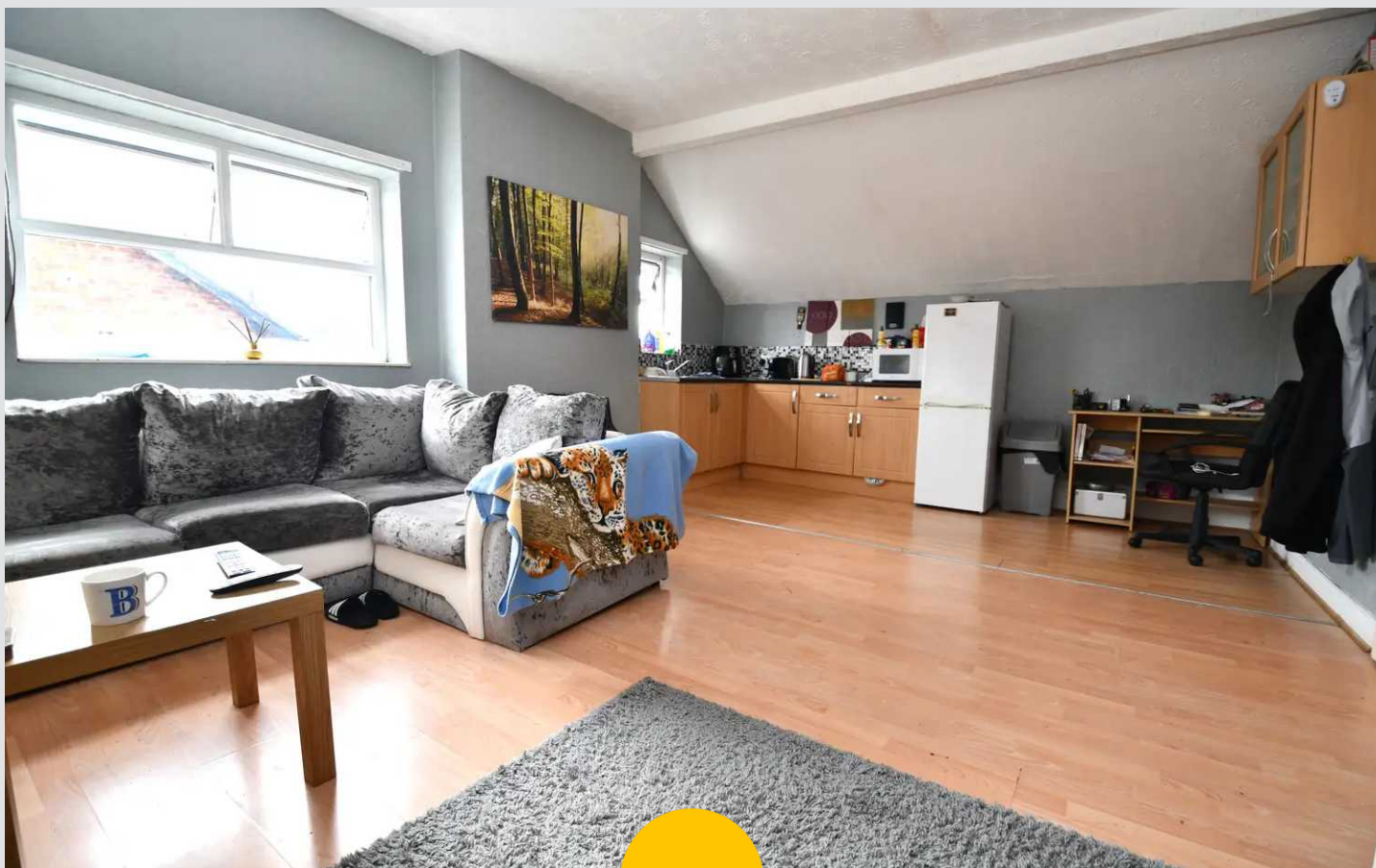
Bedroom Dimensions : 2.45m x 3.096m Lounge / Kitchen Dimensions : 2.947m x 4.671m Bathroom Dimensions : 2.62m x 2.389m

**Flat Five**

Entrance Hall. Bedroom Dimensions : 5.52m x 3.0515m Lounge / Kitchen Dimensions : 4.176m x 5.588m Bathroom Dimensions : 2.406m x 2.63m

**Flat Six**

To the lower ground, the flat comes with a large open plan lounge and kitchen, double bedrooms, bathroom and separate lounge to the front. The largest flat covering the foot print of the property.



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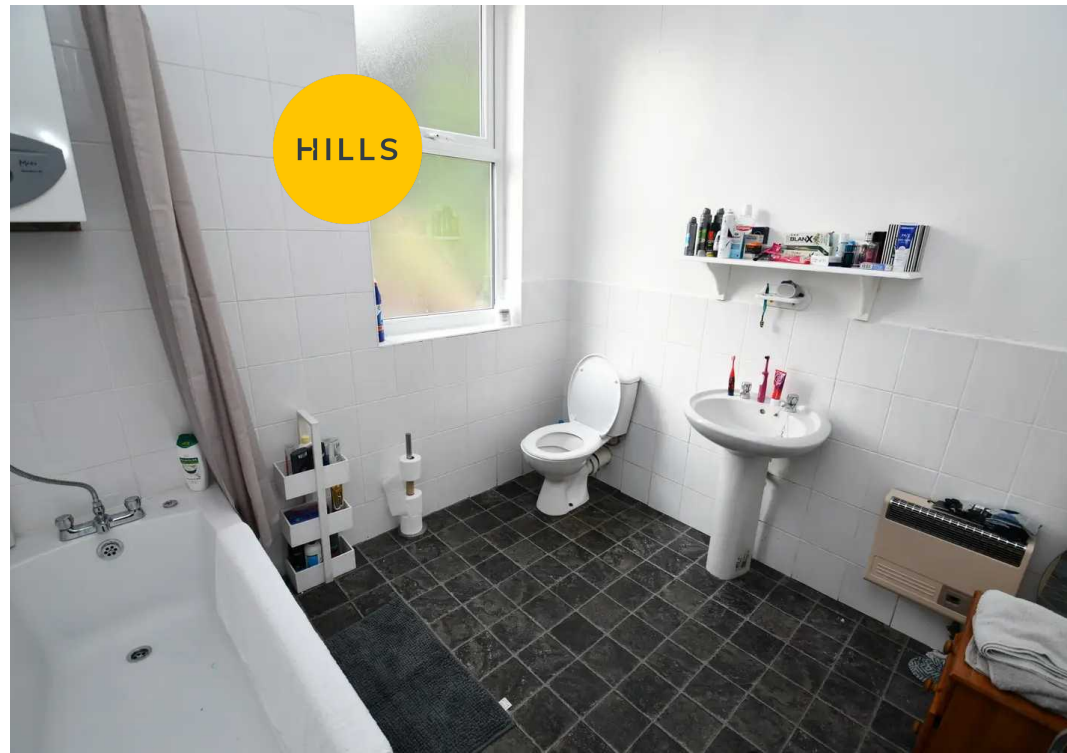
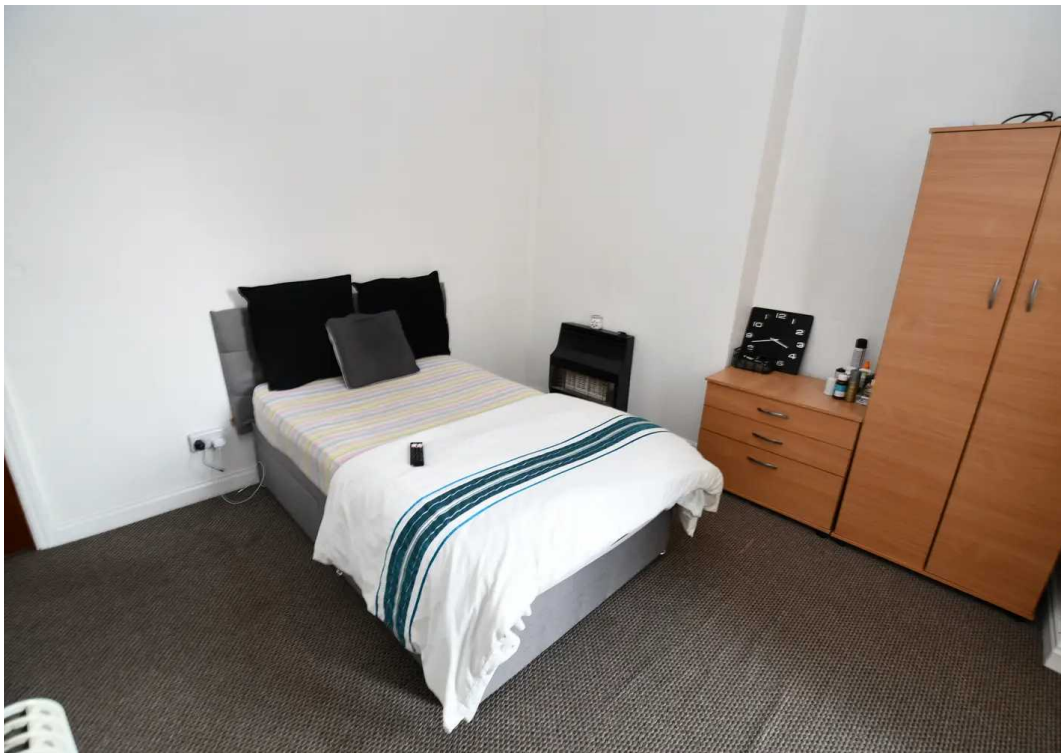
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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.