

Buraq Estates  
0161 248 4585



**£650,000** Per Person Per Week

Wensley House, M20 3DE

Detached House | 4 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- £650,000
- Detached property
- 4 Bedrooms
- Off street parking
- Separate large single garage at side of the property

## Property Description

ATTENTION ALL INVESTORS! Buraq Estates is excited to bring to the market this stunning 4 bedroom property with a fantastic opportunity to extend, the property consists of Four generously spaced rooms, a separate garage, one modern bathroom, and a large living room space with an exclusive rear garden. Making it ideal for barbecues and gatherings. The property at Wensley House further permits tenants to use off-street parking and can fit up to two cars.

## Main Particulars

ATTENTION ALL INVESTORS!

Buraq Estates is extremely excited to introduce this 4-bedroom detached house to the market.

This well-presented house features a fully furnished, modern interior with four double bedrooms, one bathroom, a toilet, a kitchen, and a living room. It has been specially developed with attention to the specific needs of students and professionals making it the perfect asset in terms of investment as a student property or a residential one.

This property is sure to be popular, it has 20 successful years of student letting history and has immense potential to be developed into a large licensed HMO property while still having plenty of outdoor space to play with.

The property consists of two floors, the ground floor, and the first floor, it has a large porch area which leads to the entrance and open hallway, with a large double bedroom on the left-hand side, and the hallway further leads to a large cosy living room situated on the left adjacent to the bedroom. The living room is before the beautifully planned space efficient kitchen is fully fitted and fabricated to the highest standard with plenty of space for table and chairs for the family to enjoy a meal together. On the first floor, there are 3 large refreshing bedrooms with plenty of natural light coming through.

The bathroom is very spacious and boasts a lovely gloss beige finish with matching wooden flooring.

This property is unique and stunning and will be the perfect family home for anyone willing to purchase it.

Additional Information

Bus stop within walking distance.

About 4 min, 0.2 miles

Buses every 5 minutes.

**Bus** 50, 130, 197

**18** Minutes to Manchester University by Bus

Places nearby:

- Supermarkets
- Cash Machine/ATM
- Restaurants and Takeaways
- Pubs & Cafes
- Parks



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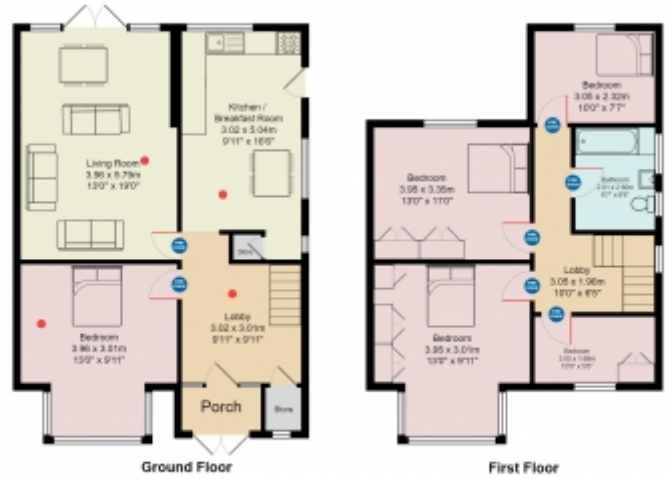
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Total Floor Area: 126.2 m<sup>2</sup> - 1359 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

**Wensley House Wilmslow Road MANCHESTER M20 3DE**



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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	67 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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