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£325,000 Offers In Region Of

Monica Grove, Manchester M19 2BN

Terraced House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Spacious Living Room
- 4 Double Bedrooms
- Fully Fitted Kitchen
- Tenanted Property With A Rental Yield of 7% Per Annum

Property Description

This well-maintained 4-bedroom terraced house is now available for sale. 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 it substantiates its demand with a 7% rental yield per annum.

Main Particulars

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We are honoured to introduce this delightful terraced property which is sure to be popular.

The property consists of two floors, the ground floor, and the first floor, the entrance leads to an open hallway, with a large double bedroom on the left-hand side, and the hallway further leads to a 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. The ground floor also supports a toilet

The first floor comprises three double bedrooms, starting from the staircase leading to the first floor, the second bedroom is towards the rear of the property, followed by a large fully fitted bathroom, the third bedroom, and the fourth bedroom.

Additional Information



Bus stop within walking distance.

About 4 min, 0.2 miles

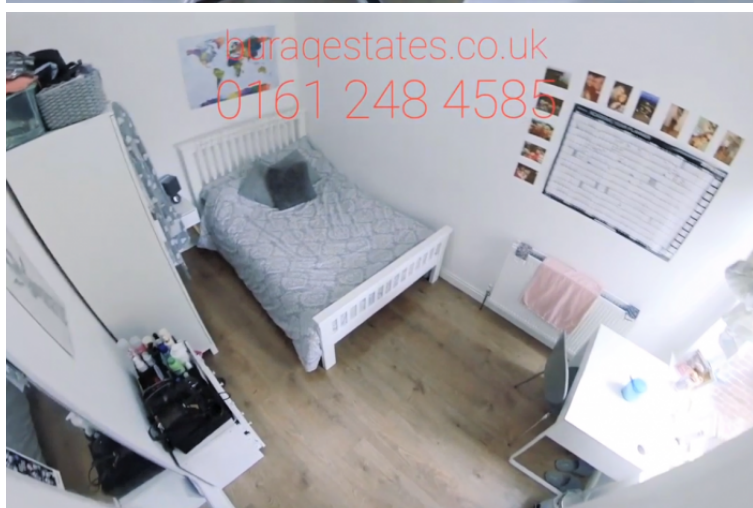
Buses every 5 minutes.

Bus 50, 130, 197

18 Minutes to Manchester University by Bus

Places nearby:

- Sainsbury's Supermarket
- Burger King
- Iceland Foods
- Cash Machine/ATM
- Restaurants and Takeaways
- Pubs & Cafes



Energy performance certificate (EPC)

30, Monica Grove MANCHESTER M19 2BN	Energy rating E	Valid until: 16 July 2028 Certificate number: 9836-9003-7273-5358-2930
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Property type: End-terrace house

Total floor area: 124 square metres

Rules on letting this property

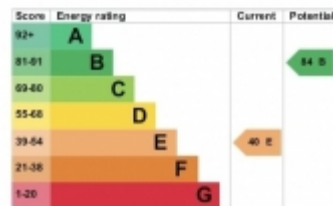
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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