



Not to scale. For identification purposes only

- **Residential investment producing £8,400 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. The property is in good condition throughout and is currently let by way of an Assured Shorthold Tenancy at £8,400 per annum.

Situated Within a desirable location off Ciss Lane which in turn is off Higher Road within close proximity to local amenities,

schooling and transport links. Approximately 1.5 miles from Urmston town centre.

Ground Floor Entrance Hall, Open Plan Lounge/ Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Communal Garden for Residence only and Yard to Rear.

Note The property has previously undergone some structural work,

to include underpinning and there are supporting documents within the legal pack to confirm that any issues have been rectified.

Joint Agent
Bridgfords

