

LOT  
25

14a Curzon Avenue, Manchester. M14 5PU

GUIDE PRICE **£37,000+\***

VACANT RESIDENTIAL

- Ground floor 1 bed flat • Double glazing • Off road parking

A ground floor one bedroom self-contained flat benefiting from double glazing and off road parking for 1 car. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,800.00 per annum.

**Situated** Off Scarsdale Road in a popular residential location close to local amenities and approximately 2 miles from Manchester City Centre.

**Ground Floor** Hall, Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

**Outside** Off Road Parking.

