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**19**

ON BEHALF OF RECEIVERS

Bg05, Block B, 9 Duncan Street, Salford M5 3SQ

GUIDE PRICE **£190,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed self-contained town house within a block of apartments benefiting from double glazing and modern electric storage heaters. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy producing a rental income of £20,400 per annum.

### Situated

Off Regent Road (the A57) in a popular and well established residential location within close proximity to local amenities and transport links. Manchester city centre is approximately 2 miles away.

### Ground Floor

Hall, Open Plan Living Room/  
Kitchen, WC

### Tenure

Leasehold

### First Floor

Three Bedrooms (one with  
en suite shower room/WC),  
Bathroom/WC

### EPC Rating

C

### Council Tax Band

TBC

