

## **New Lane, Eccles, M30 7JJ**



**Offers in the region of £235,000**



**\*FANTASTIC INVESTMENT OPPORTUNITY\* 3 x 2-BED FLATS\* \*GOOD CONDITION\*** Attention all investors, this converted property is designed over 3 floors & also has a large cellar that could easily be converted to another 2-bed flat. Each flat has 2 double bedrooms rooms, a large dining lounge, separate kitchen & bathroom. There is also a combination boiler installed in each flat and a full metal staircase fire escape runs up the gable end. If the cellar was converted the whole property should achieve £21,600 per annum in rent. There is also a private car park at the rear and large communal gardens. Available immediately with no chain. Call Barlow White on 01617880909 or 01617880303 for more information or to arrange a viewing.

**Hallway**  
**19'0" x 4'1" (5.79 x 1.24)**

Each flat has a large hallway

**Lounge**  
**16'0" x 14'6" (4.88 x 4.42)**

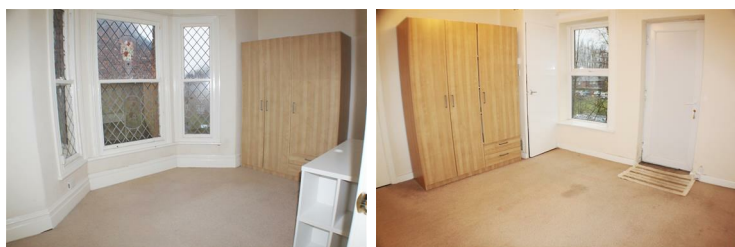
Each lounge has enough space for a dining suite and is front facing with a large bay window.

**Kitchen**  
**7'5" x 6'5" (2.26 x 1.96)**



Fitted kitchens with plenty of appliance space.

**Bedroom One**  
**12'9" x 9'6" (3.89 x 2.90)**



Double bedroom with bay window to side aspect.

**Bedroom Two**  
**11'1" x 11'1" (3.38 x 3.38)**



Double bedroom with window to rear aspect. (The top floor flat has a fire escape)

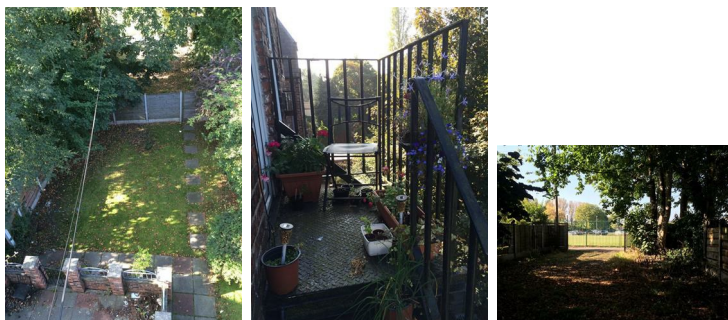
**Bathroom**  
**7'2" x 5'4" (2.18 x 1.63)**



Good size bathrooms although probably in need of modernising.

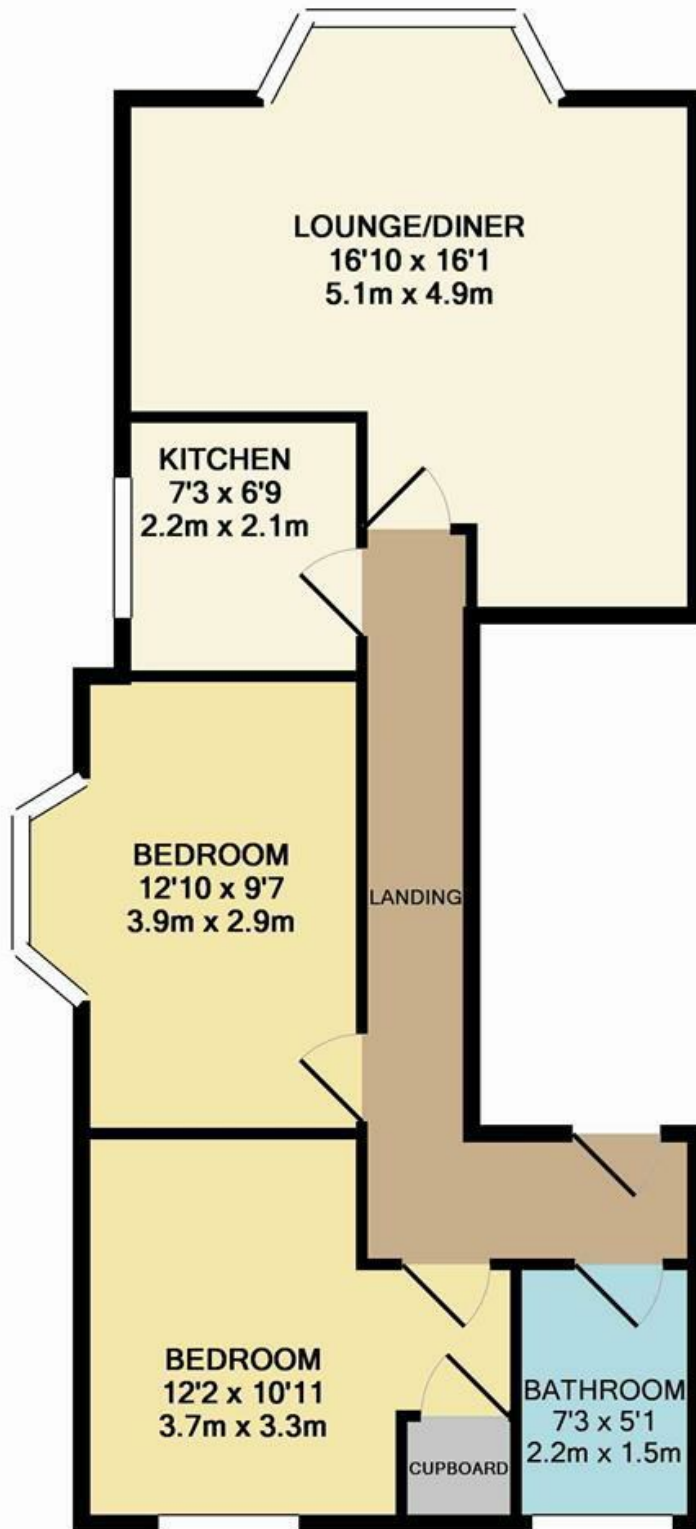
**Cellar**  
 The cellar has the exact same layout as the flats above and could easily be converted in to a 2-bed flat itself. It also has independent access from the rear of the property.

**Externally**



To both the front & rear of the property are large gardens. Beyond the rear garden is a private & secure car park with enough space for several vehicles.





TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	50
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	