



## FEATURES

- Auction Date: 24th - 25th April 2019
- Potential income of £8,400 per annum
- Good opportunity for long term capital growth
- Rear courtyard
- Excellent transport links
- Spacious three bedroom terrace property
- Potential gross yield of 8%
- Sold with vacant possession
- Close to local amenities
- Freehold

**Guide Price £105,000+**

### **Three Bedroom Mid Terrace House In Sought After Location Ideal Family Home or Buy To Let Opportunity**

19, Keal Drive, Irlam  
Manchester, M44 6QG

## OVERVIEW

This recently refurbished 3 bed family home, ideally suited to an array of buyers including families, couples and investors alike.

The kitchen is newly fitted with smart grey cabinets and rustic wood style worktop. Space has been left to install your own appliances with enough room for breakfast dining. This leads into the spacious family lounge which comes with huge windows overlooking the front, grassy, tree lined walk.

To the first floor there are 3 double bedrooms, modern bathroom and separate WC.

The property has brand new flooring and internal doors throughout. Every room has been freshly neutrally decorated too. The property also benefits from being fully double glazed with gas central heating.

Externally, there is a low maintenance rear garden with decked patio area and large storage shed.

## Lot No. 14

24th & 25th April Auction

- For Sale By Online Auction: 24th – 25th April 2019
- Guide Price: £105,000+
- Spacious Three Bedroom Mid Terrace Property
- Potential rental income of £8,400 per annum
- Freehold – Sold with vacant possession

## Accommodation

Approx. 83 m2 – 893 sq. ft  
(Measurement taken from the EPC).

## Services

We understand the property has mains electricity, water and drainage. However, interested parties should carry out their own investigations.

## Tenure

Freehold



## Investment Analysis

The property is currently vacant; however, it has the potential to generate an income of £700 pcm (£8,400 per annum). This would represent a potential gross yield of 8%, based on the guide price.

In addition to a good yield, it is also expected house prices in this area are to increase over and above the national average.

## Guide Price

£105,000+

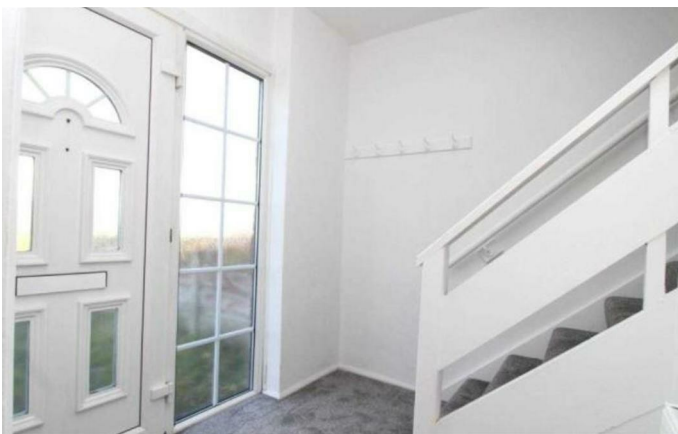
## Buyers Premium

2% (min. £3,600) inc. VAT.

## Sell Your Property

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- 0% Seller Fee
- £0 Entry Fee
- £0 Marketing Costs
- 20 Working Day Completion
- Monthly auctions



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(35-47) F			(35-47) F		
(2-34) G			(2-34) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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