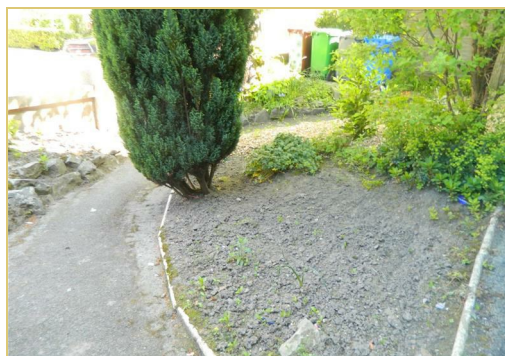




**69 Albert Road, Levenshulme, Manchester M19 2FT**  
**£249,950**

**CALLING ALL LANDLORD/INVESTORS AN INVESTMENT OPPORTUNITY NOT TO BE MISSED WITH A POTENTIAL YIELD OF 8-10%! This substantial period terraced property has five bedroom with a HMO License. Situated in an increasingly popular sought after location of Levenshulme, the 'STREET WITH NO NAME' can be found close by with easy reach of Levenshulme train station, Levenshulme market and the A6 where there is a wide variety of shops, bars and restaurants. This property provides a 'turn key' property investment solution to both private and institutional clients with a focus on high yielding accommodation in a desirable location within easy reach of the City Centre.**



### Externally

Shared Gatted entrance to front Garden

### Communal Living Room

Large Communal living room looking onto the front garden

### Bedroom One

Room for double bed and free standing furniture with window looking onto rear garden and accessible from the hallway.

### Communal Kitchen

Kitchen counter and cupboards with integrated oven and hob, two free standing fridge freezers and table with access to rear garden

### Rear Garden

Spacious rear garden with access to Cellar Chambers

### Outside Access to Cellars

Access to Cellar chamber one via stairs through rear garden.

### Cellar Chamber One

Large cellar chamber with boiler.

### Cellar Chamber Two

Cellar chamber with access to internal stairs leading to hallway

### Bathroom

Large bathroom with bath and shower and sink

### Bedroom Two

Space for a double bed and free standing furniture window viewing rear garden

### First Floor Landing

Landing leading from bathroom to third bedroom with access to bedroom four and bedroom five via stairs

### Bedroom Three

Former master bedroom, currently has room for double bed, sofa and free standing furniture

### Stairs to Second Floor

Access to Bedroom four and Bedroom five

### Bedroom Four

Space for a double bed, free standing furniture and extra storage with loft space accessible

### Bedroom Five

Room for double bed and free standing furniture, access balcony via door.

### Viewing

Strictly by appointment through any Sanderson James offices. LEVENSHULME: 902 Stockport Road, Levenshulme, Manchester M19 3AD. Tel. 0161 256 0808 GORTON: 67 Reddish Lane, Gorton, Manchester M18 7JH. Tel. 0161 231 0808

### Opening Hours

We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

### Making an Offer

We are required under the Estate Agents Act 1979 to establish a purchasers' ability to buy, Including mortgage arrangements before submitting your offer to our vendor clients. If you are interested in this property, please contact us immediately prior to contacting a building society, bank or solicitor. Failure to do so may result in the property being sold elsewhere or abortive costs being incurred by way of legal and/or survey fees.

### Money Laundering

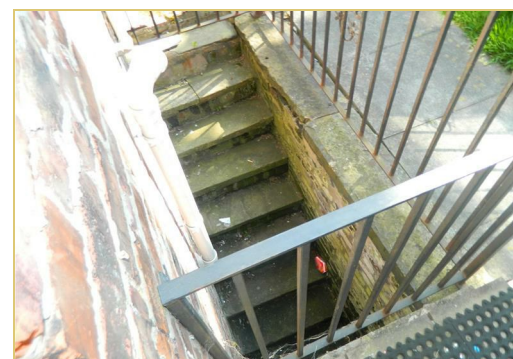
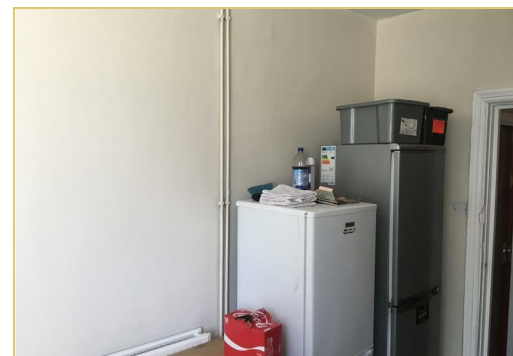
If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

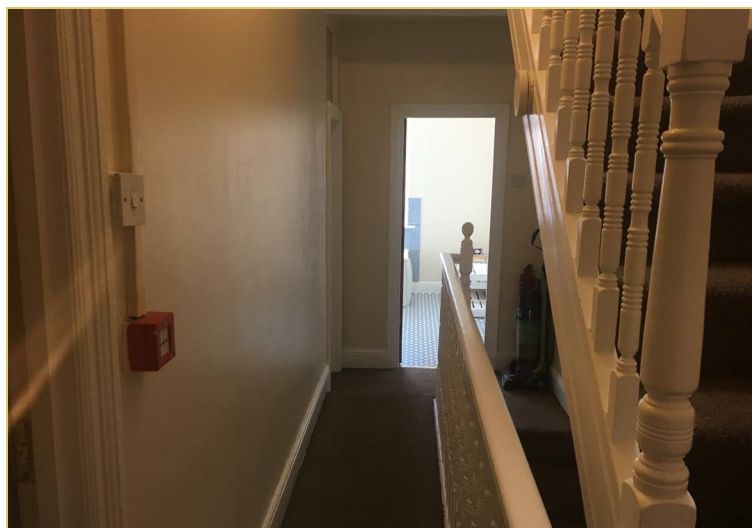
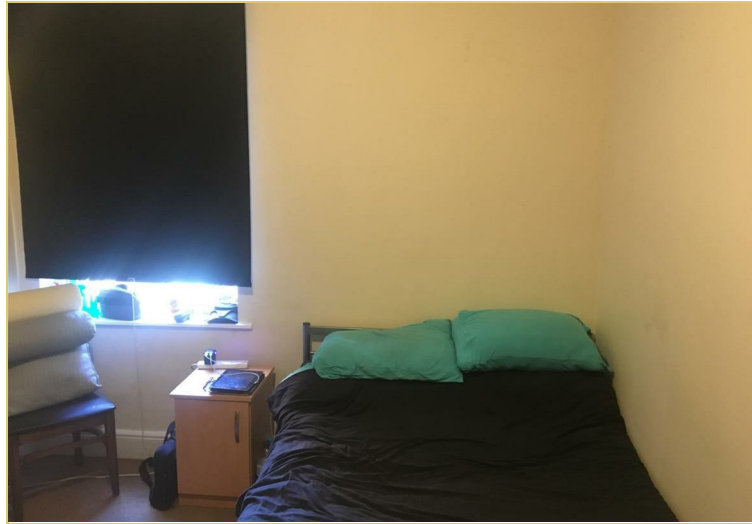
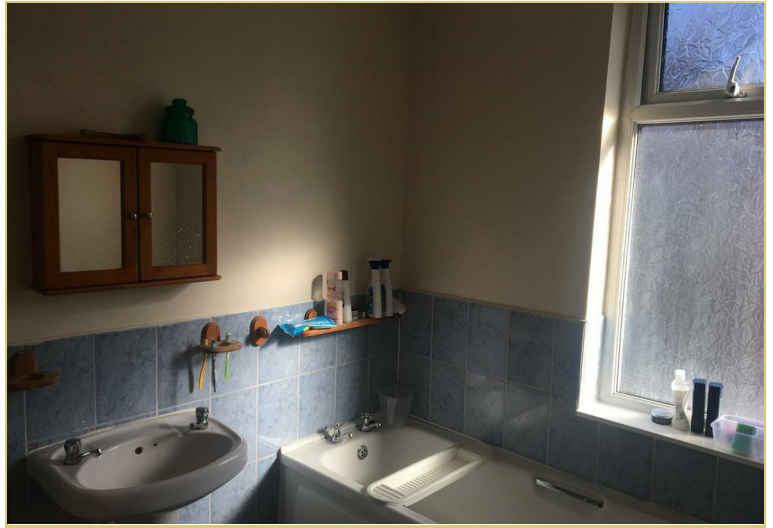
### Thinking of Selling

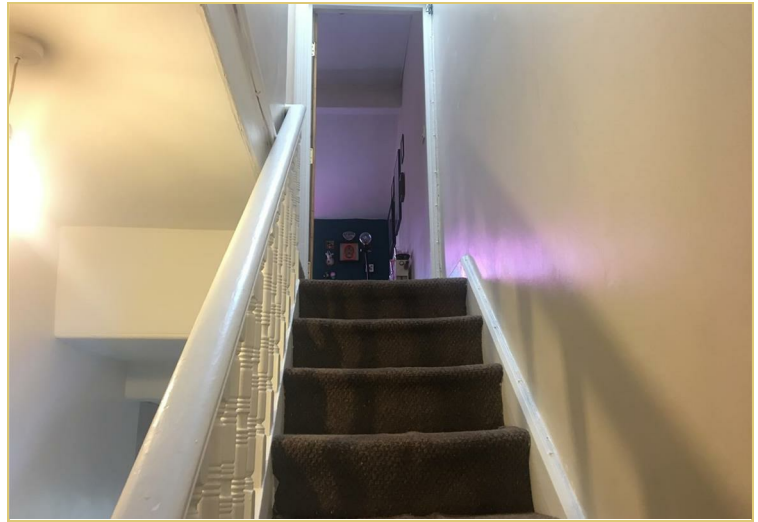
If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating\* and so cannot verify they are in working order or fit for their purpose.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 (82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(22-34) <b>E</b>	41	51
(12-21) <b>F</b>		
(1-11) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

