hyde
Estate & Letting Agents

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68-82 Kenyon Lane, Middleton
Manchester M24 2GT

Offers In The Region Of £650,000

Hyde Estates are delighted to present this exciting investment opportunity for sale. Situated in a prominent position on the corner of Kenyon Lane and Sandy Lane, Middleton and set within communal grounds with residents parking sits this purpose built block of 8 apartments (7 one-bedroom apartments and 1 two-bedroom apartment) available with vacant possession and Freehold title.

Whilst some remedial works are necessary the Estimated Rental Value (ERV) of the apartments combined is in the region of £73,200 per annum generating an estimated yield in the region of 10%.







Particulars
Set amongst communal gardens with residents parking, the block consists of eight self contained apartments; seven one-bedroom apartments and one two-bedroom apartment set over two floors. All of the apartments are currently vacant with some remedial works required.

One-Bedroom Apartment - Example Description
The accommodation features an entrance hall with cloaks cupboard and dual aspect living room with space for both lounge and dining furniture. Fitted with wall & base units, inset sink unit and tiled splashbacks the kitchen has space for a freestanding cooker and white goods. Double bedroom with built in wardrobe and bathroom complete with three piece suite of; wc, washbasin and bath.

Living Room: 15'5" x 9'11"
Kitchen: 10' x 8'11"
Bedroom: 10'5" x 9'6" plus built in wardrobe
Bathroom: 7'8" x 5'9"

Two-Bedroom Apartment - Description
The accommodation features an entrance hall with storage cupboards, living room with bay, kitchen fitted with wall & base units, inset sink unit and tiled splashbacks, space for a freestanding cooker and white goods. Two double bedroom with built in wardrobe and bathroom complete with three piece suite of; wc, washbasin and bath.

Living Room: 10'6" x 9'9" plus built in cupboard
Kitchen: 12'10" x 7'1"
Bedroom 1: 10'10" x 9'6" plus built in wardrobe
Bedroom 2: 12'3" x 8'10"
Bathroom: 7'7" x 5'8"

Estimated Rental Value (ERV)
Each one-bedroom apartment is expected to achieve an estimated rental value of £750pcm with the two-bedroom apartment estimated to reach £850pcm generating an ERV of £73,200 per annum.

Location & Local Amenities
68–82 Kenyon Lane occupies a convenient position within Middleton, offering a range of amenities and transport links that are well suited to the needs of prospective tenants. The immediate area provides easy access to everyday essentials, with a Morrisons Daily and Tesco Express within close proximity, together with a variety of local takeaways, cafés, restaurants and public houses along Oldham Road and the surrounding streets.

Middleton town centre is readily accessible and provides a wider selection of shops, supermarkets, cafés, restaurants and leisure facilities, including Middleton Shopping Centre and Middleton Arena, which offers gym, swimming and other leisure facilities. There are also further major supermarkets and retail facilities within a short drive, including Tesco Extra and ALDI.

The location is particularly attractive from a transport and commuting perspective. Mills Hill Railway Station is approximately 0.4–0.5 miles away, providing rail connections towards Manchester and Rochdale. Local bus services operate along the surrounding roads, whilst Kenyon Lane provides straightforward access to Oldham Road (A669), connecting Middleton with Chadderton, Oldham and Manchester. The M60 motorway is also readily accessible, providing wider connections across Greater Manchester and the regional motorway network.

Compliance
Documents for the block and each apartment available on enquiry.

Tenure
Offered with Freehold title.

Viewings
To be arranged via Hyde Estate and Letting Agents 0161 773 4583.

Disclaimer
The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.

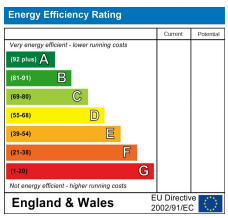


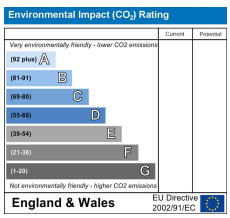












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