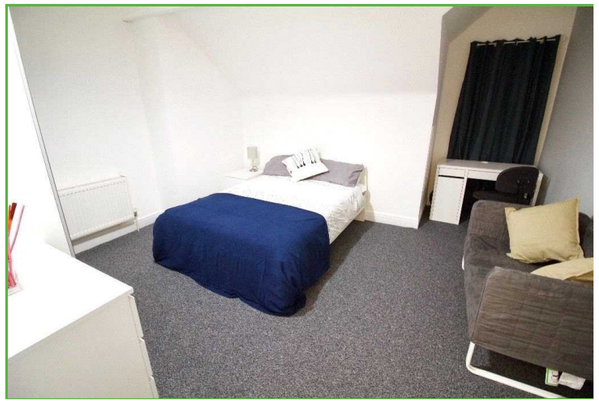
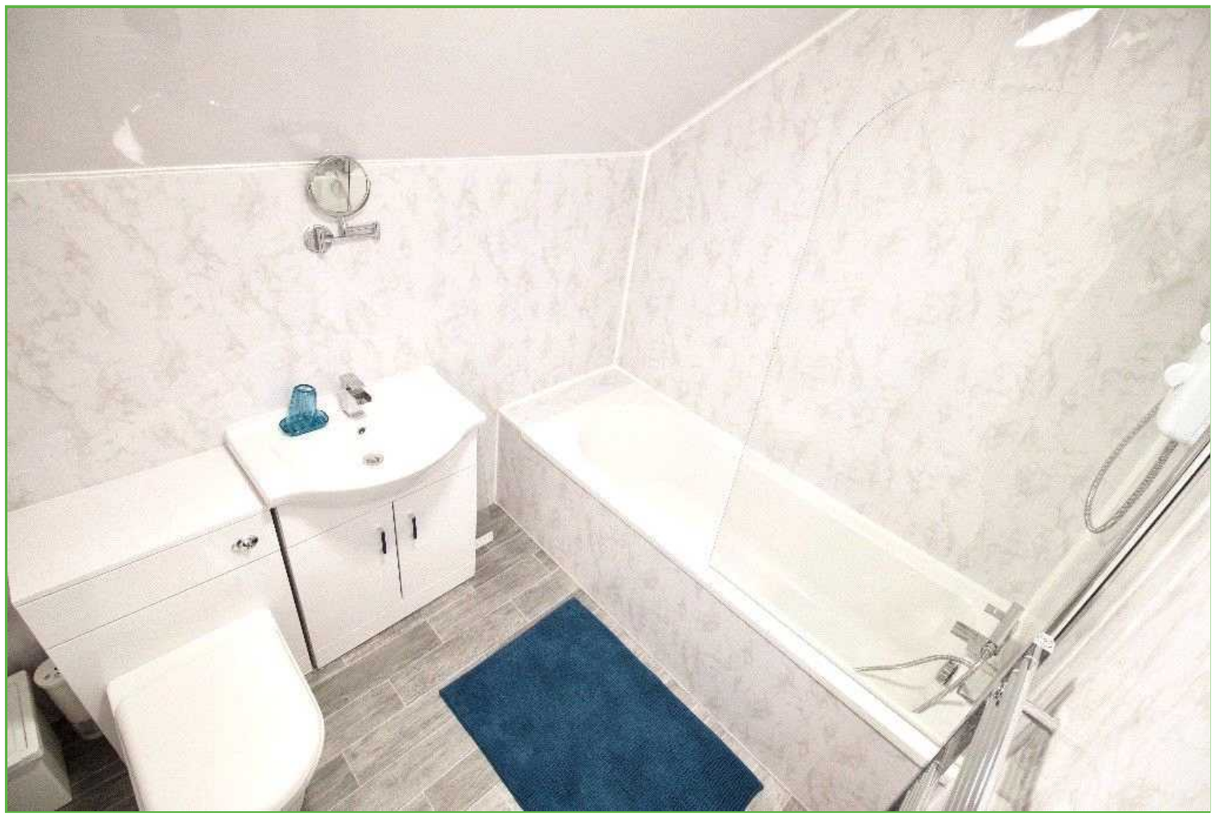














Weaste Road, Salford, Greater Manchester, M5

Offers Over: £325,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Weaste Road, Salford, Greater Manchester, M5

Offers Over: £325,000 Tenure: Freehold

Council Tax Band:
EPC Rating: D
Local Authority:

Other important information which you will need to know about this property can be found at your-move.co.uk

For sale: a licensed five bedroom HMO terraced house arranged over three floors in Salford. Offered as an ongoing investment with all rooms currently occupied and generating a total rent of £3,250 pcm with a gross yield of around 12%.

The ground floor comprises a front double bedroom, a communal living room and a kitchen/diner, giving tenants both social and dining space. The first floor provides three further double bedrooms and a three piece bathroom, while the top floor offers a generous fifth bedroom and an additional three piece bathroom, supporting multioccupancy use and aiding rental appeal.

Set within a traditional redbrick terrace, the house sits in a well established residential area of Salford, convenient for both MediaCityUK and Salford Quays, which are a short drive or bus ride away and popular with professional tenants. Weaste Metrolink stop is within walking distance, providing regular services into Manchester city centre, typically in around 15–20 minutes, and onwards connections to Manchester Piccadilly, Victoria and beyond.

Local amenities include supermarkets, independent shops and eateries along Eccles New Road and nearby Eccles town centre. Buile Hill Park is close by, offering green open space, walking routes and leisure facilities, enhancing the area's appeal to residents.

This five bedroom HMO terraced house presents a straightforward, income-producing addition to a rental portfolio in a consistently strong letting location.

Ground Floor:

Bedroom 1
13'9" x 10'4" (4.2m x 3.15m)

Communal Living Room
12'4" x 11'5" (3.76m x 3.48m)

Kitchen / Diner
16'2" x 8'10" (4.93m x 2.7m)

First Floor:

Bedroom 2
14'4" x 11'3" (4.37m x 3.43m)

Bedroom 3
12' x 9'3" (3.66m x 2.82m)

Bedroom 4
9'1" x 9' (2.77m x 2.74m)

Bathroom
6'7" x 5'8" (2m x 1.73m)

Second Floor:

Bedroom 5
14'4" x 14'3" (4.37m x 4.34m)

Bathroom
8' x 6'1" (2.44m x 1.85m)

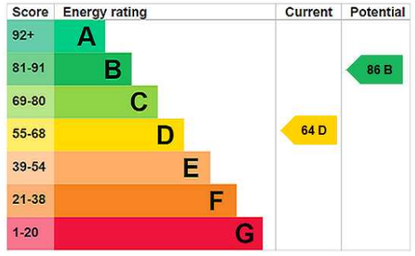
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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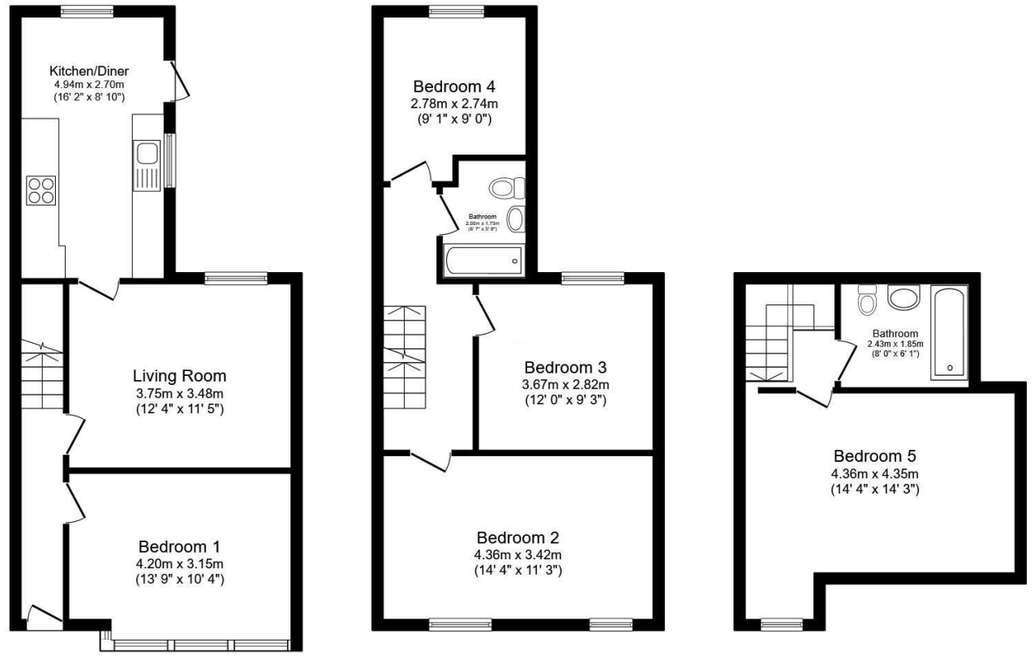
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 120.4 sq.m. (1,296 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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