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# CHARLES LOUIS

HOMES LIMITED

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23 West Street, Manchester, M24 6BE

£155,000



Situated on a popular residential street, 23 West Street is a well-presented three-bedroom mid-terrace property offering a fantastic opportunity for both investors and owner-occupiers alike. The property is available with a tenant in situ generating 6.5% gross yield, or with vacant possession, providing flexibility to suit a range of buyers.

The ground floor comprises a bright and spacious lounge to the front, leading through to a generous fitted dining kitchen with ample storage, worktop space and access to the rear garden. Upstairs, the first floor offers three bedrooms, including two doubles and a third single room, along with a modern wet room style bathroom.

Externally, the property benefits from a low-maintenance rear garden featuring a decked seating area, artificial lawn and useful storage, ideal for both tenants and homeowners. Well maintained throughout, this home is ready to move into or continue letting without delay.

Conveniently located close to local amenities, schools and transport links, the property offers strong rental appeal and practical family living in equal measure.

- Three-bedroom mid-terrace property
- Available with tenant in situ (8.7% gross yield) or vacant possession
- Spacious lounge and fitted dining kitchen
- Modern wet room style bathroom
- Low-maintenance rear garden with decking and artificial lawn
- Well presented throughout and ready to occupy
- Ideal for investors or first-time buyers alike
- Tenure - Leasehold, Council Tax - Rochdale band A, EPC rated D

