

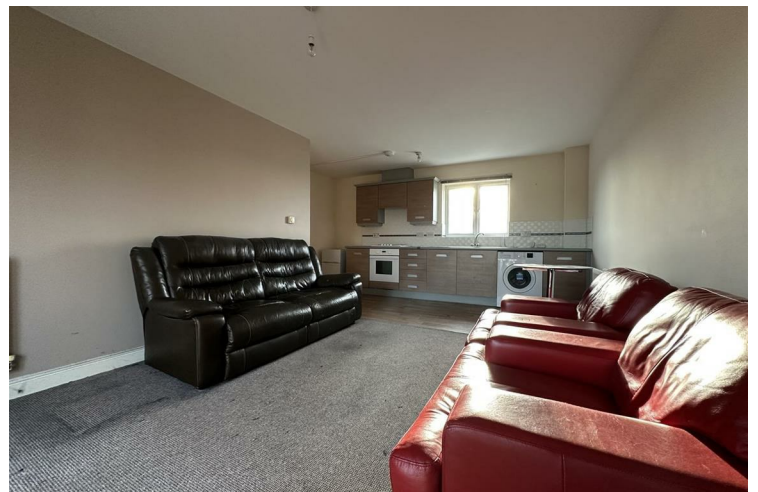


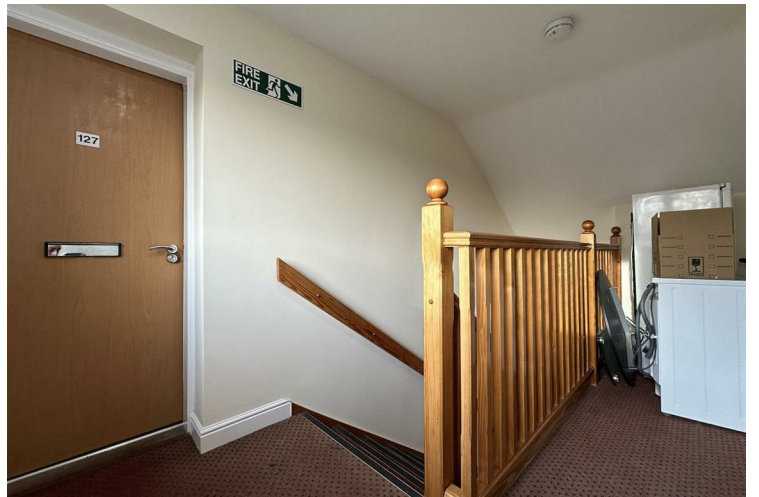
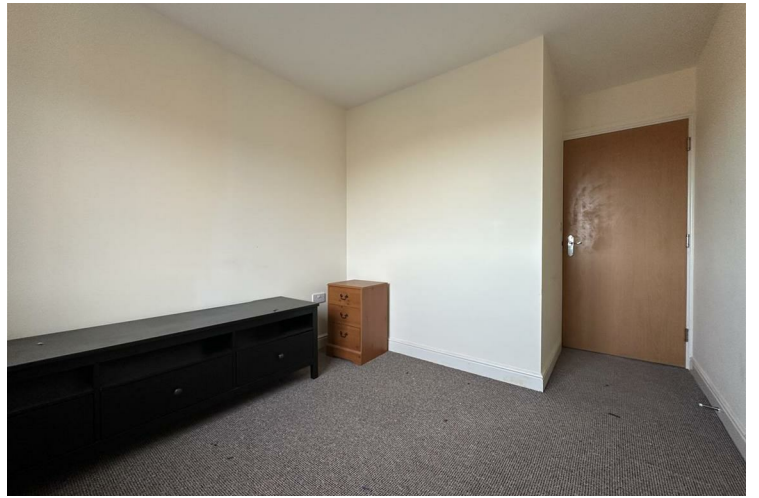
# 117 - 127 RAWSTHORNE AVENUE MANCHESTER

**£699,950**  
**LEASEHOLD**

## Fantastic Investment Opportunity – Standalone Block of 6 Flats in Gorton

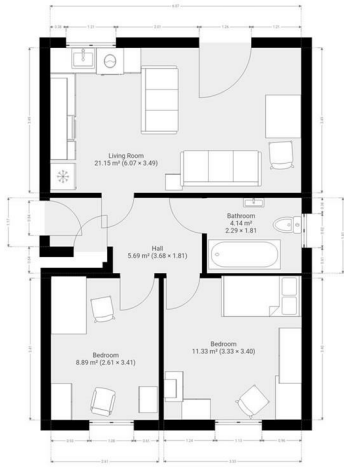
Situated on the popular Rawsthorne Avenue in Gorton, this standalone block of six spacious two-bedroom flats is a rare and exciting investment opportunity. The building comprises two flats on each of its three floors, providing a total of six units. At the rear, a secure, gated car park offers convenient parking for residents. A standout feature of this property is the inclusion of individual gas boilers in each flat, a rare and highly desirable benefit in apartment blocks. This ensures efficient heating and hot water systems, adding value and appeal for tenants. This property is an excellent choice for investors, with five of the six flats currently tenanted, generating a reliable rental income from the outset. However, for those looking for more flexibility, there is also the option to purchase the block completely vacant, allowing the buyer to find their own tenants and tailor rental agreements to suit their investment strategy. The location is ideal for both tenants and investors. The property is close to local amenities, including supermarkets, schools, parks, and healthcare facilities. Hyde Road is just minutes away, offering excellent transport links into Manchester city centre or out towards the M60 motorway, making this a prime location for commuters. Additionally, Gorton Market and Debdale Park are nearby, providing shopping and leisure opportunities. EPCs range from D-B. With its combination of modern features, excellent location, and versatile investment potential, this block of flats is a fantastic addition to any property portfolio. Don't miss out on this outstanding opportunity—contact us today to arrange a viewing!



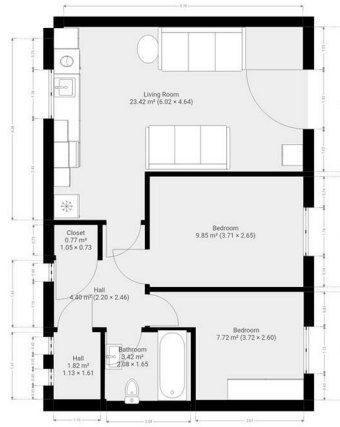




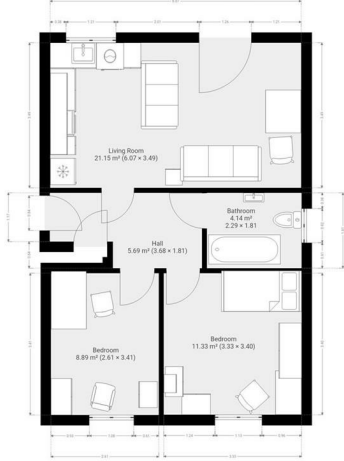
Ground Floor



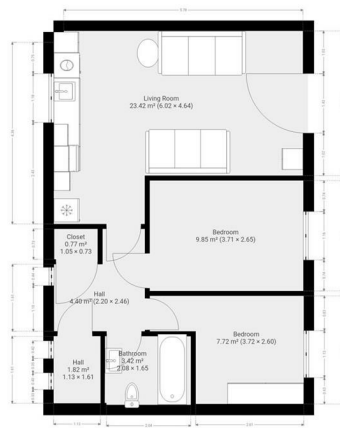
Ground Floor



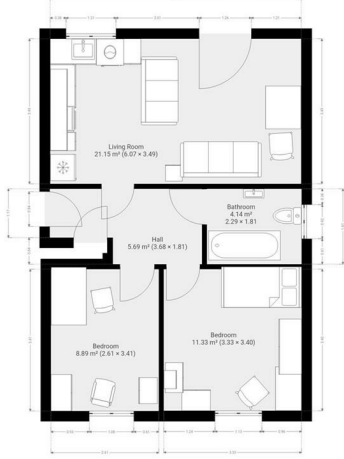
First Floor



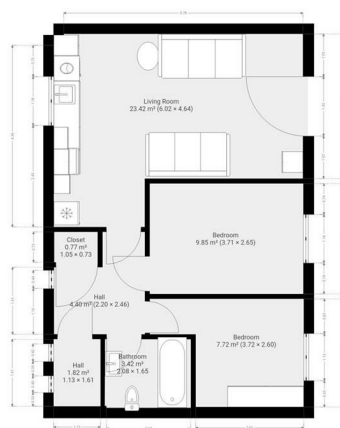
First Floor



Second Floor



Second Floor



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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