



**Wavertree Road  
Manchester  
M9 8LH**

**Offers In Excess Of £151,000**

**bettermove**

# Wavertree Road Manchester

Bettermove are proud to present this 2 bedroom semi-detached house in Manchester available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is B.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 910 years remaining on the lease and the ground rent is £3 per annum.

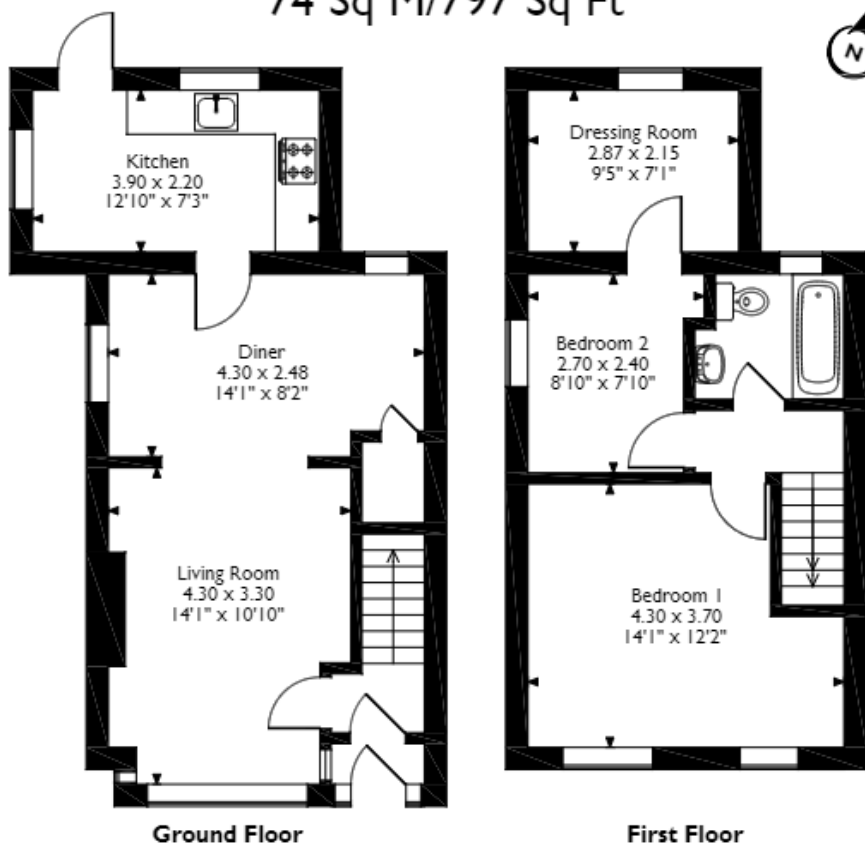
The interior of this property comprises a spacious and open plan living & dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in a popular residential area of Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M60 and many local bus routes providing easy access into the city centre.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Wavertree Road, Manchester  
Approximate Gross Internal Area  
74 Sq M/797 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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