



438-440 Moss Lane East  
Manchester M14 4PW  
Offers Over £500,000

**MAIN  
M&IN**  
SALES · LETTINGS · AUCTIONS



# 438-440 Moss Lane East

## Manchester M14 4PW

### Offers Over £500,000

A Pair of Period "Freehold", Three storey terraced properties with basement cellars to be sold as one lot. Requiring a degree of repair.

CASH BUYERS ONLY, A Pair of properties overlooking Victoria Park to the front. The properties do require some repair however they offer substantial accommodation. No. 438 is let on an AST and 440 is let to Students (HMO Licence Number 148702/OL2).

- Gas Central Heating
- PVCU Double Glazing
- Fire Alarm
- 440-5/6 Bedrooms
- Great Investment Opportunity
- Existing Rental for 22/23 TBC
- FREEHOLD

Bedroom 1  
12'6" x 11'4"

Bathroom  
7'2" x 6'5"

Bedroom 2  
14'4" x 12'1"

Bedroom 3

Both properties have front and rear gardens. They form the basis on what could be desirable homes for either ongoing investment or owner/occupier once vacant and modernised. Please ask for lease details.

The properties lie close to Manchester University on Oxford Road, transport and the City Centre.

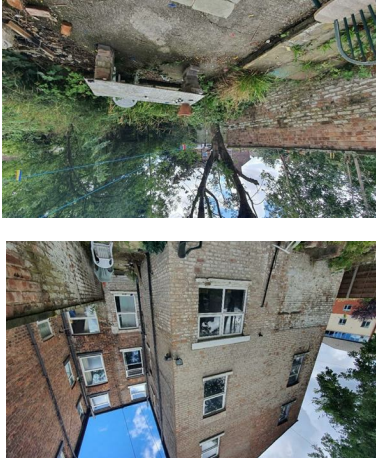
WE HAVE AS OF TODAY, NOT MEASURED 438 AS THE TENANT IS UNWELL AT PRESENT. ACCOMMODATION IS SIMILAR TO NO. 440.

Tenure: Freehold  
Council Tax: Manchester City Council





To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure- To be confirmed with a solicitor at point of sale.

Call Monitoring System: Please note that all our calls are recorded for monitoring and training purposes.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	
Current	Potential

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