

# Manchester

Lime Grove, Old Trafford M16



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**Price** £290,000  
**M2** 110

**Rent** £1,860 pcm  
**Yield** 6.2%

**End Value** £355,000  
**Current Value** £300,000  
**Renovations** £67,855

**4 Bedrooms**  
**Kitchen**  
**Lounge**  
**Family bathroom**

**Private Rear Yard**  
**On Street Parking**  
**Close to University**

**Return on Capital PA** 40%

**Available:** 15/07/2022

Aspen Interior



A great investment opportunity in one of Manchester's most highly desirable areas

**Harry Pettener, Manchester Property Sourcer**



Here are a few things that make this property a great buy:

**Location!**

- The property has great transport links to the city centre and surrounding areas. The nearest Metrolink stop is only a 3-minute walk away.
- Seymore Grove is a well-presented area of old Trafford that has seen a large amount of capital growth over the last 5 years due to its proximity to Manchester's ever expanding city centre. This is a rare opportunity to purchase a terrace below market price with the opportunity to add value.
- Less than 1 mile from Manchester's new university UA92 this property will be popular with both students and professionals
- Media city; home to the BBC and ITV is only one mile from the property. Since their relocation up north Manchester has seen a large amount of people move to the area.

## Seller's position

The Property was previously a family home, the owner has passed on

Ref: 21817

## City stats

**Population**  
2.55m

**Students**  
102,000

**House prices**  
+9.2% (March 2022)

**Ave yield**  
4.5%

## City icons



Over 20 Nobel Prize winners have worked or studied at the University of Manchester