

Bury New Road, Salford, M7 4ED



Offers over £550,000

**** SITUATED IN THE MOST CONVENIENT OF LOCATIONS, CLOSE TO MANCHESTER CITY CENTRE, PRESTWICH VILLAGE AND MOTORWAY NETWORKS ** IN EXCESS OF 4200 SQ FT ** SET OVER 4 FLOORS ** 17 ROOMS **** Here is your opportunity to acquire a property that stands out from the rest. Upon entering the property at the GROUND FLOOR level you will find 2 Living areas, a small office space and a staircase that leads to a substantial BASEMENT area containing a games room, gym, bathroom and card room a further staircase to the rear leads to what could be a self contained area to the rear of the property comprising of 2 rooms with it's own external entrance door. Back upstairs to the FIRST FLOOR there are 3 further rooms comprising of rear bedroom with sun lounge, kitchen and front facing lounge with dual aspect windows. Moving onto the SECOND FLOOR you will find 3 further substantial bedrooms and a bathroom. With so much space to offer and bags of potential this is a gem of a property for redevelopment and ideal for either a HMO or RETAIL SPACE. The present owners have lived and traded from the property for 30 years, originally a retail space the property has been used as a residential home for the past few years, and could easily be converted back to a commercial space. The property benefits from a MAIN ROAD POSITION less than one mile from MANCHESTER CITY CENTRE, and one hundred yards from the River Irwell's WOODED PARKLAND. With parking for several vehicles within the boundary of the property and 5 separate entrances to the ground floor level. **MUST BE SEEN TO BE APPRECIATED.** To arrange a viewing please call Barlow White on 0161 7880909

Ground Floor Lounge
20'9 x 23'6 (6.32m x 7.16m)



Leading from the main front entrance to the building this large living area with a full width front aspect window and a glass partition leading into a small office area.

Ground Floor Second Lounge
17'1 x 17'3 (5.21m x 5.26m)



Leading on from the office space is a second lounge in the central area of the property with dual windows to the side aspect and access to the basement area.

Basement - Games Room
28'1 x 20'2 (8.56m x 6.15m)



A large room currently being used as a games room with bar area.

Basement - Gym Room
15'10 x 13'10 (4.83m x 4.22m)



A spacious room currently being used as a gym.

Basement - Bathroom

Basement - Fourth Room
16'10 x 14'10 (5.13m x 4.52m)

Workshop area
14'10 x 15'11 (4.52m x 4.85m)

To the rear of the property is a self contained area with a side aspect door and kitchen / bathroom areas.

First Floor - Bedroom
16' x 14'7 (4.88m x 4.45m)



Situated at the rear of the property leading into a sun Lounge measuring 16'7 x 9'3

First Floor - Kitchen
16' x 14'7 (4.88m x 4.45m)



Running along the side of the property with a large side aspect window and utility room.

First Floor Lounge
24'7 x 20'8 (7.49m x 6.30m)



Leading from the kitchen this large living area has dual aspect windows to the front and side.

Second Floor Bathroom



Second Floor - Bedroom
22'4 x 14' (6.81m x 4.27m)



To the rear of the property with dual aspect windows, 2 facing the rear and 1 facing the side.

Second Floor - Bedroom
16'7 x 10'3 (5.05m x 3.12m)



Side aspect window currently being used as a sewing room.

Second Floor - Bedroom
20'6 x 14'8 (6.25m x 4.47m)



Front facing with dual windows.

