



**Lakeside Rise
Manchester, M9 8QD**

£100,000

Gao
GetAnOffer



MAIN FEATURES:

- Well Presented Eleventh Floor Apartment
- Open Plan Kitchen/Lounge/Diner
- Two Double Bedrooms & Family Bathroom/WC
- Balcony
- Gated Residents Parking
- Landlords Only – Paying Tenant in Situ
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An excellent opportunity for landlords to acquire this well-presented eleventh-floor, two-bedroom apartment, offered for sale with a paying tenant already in situ, providing rental income from completion. The accommodation is modern, spacious and well arranged, featuring a bright open-plan kitchen, lounge and dining area – an ideal space for contemporary living and entertaining. The property also benefits from a private balcony, offering an elevated outlook and valuable outside space. There are two generously sized double bedrooms, providing flexible accommodation, together with a family bathroom/WC. Further benefits include gated residents' parking, adding both convenience and security.

Lakeside Rise is conveniently positioned for access to Manchester city centre, making the location attractive to tenants wanting to enjoy the employment, shopping, leisure and entertainment opportunities the city has to offer. The surrounding area also provides access to everyday amenities, schools, green spaces and useful transport connections, including routes towards the city centre and wider Greater Manchester. With a tenant already in occupation, this property represents an appealing ready-made buy-to-let investment for landlords looking to add a well-located Manchester apartment to their portfolio.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
 For further information contact us:
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 E: info@getanoffer.co.uk

We're Open:
 8am – 8pm 7 days a week

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