



Lancashire Properties are delighted to present this BUY TO LET OPPORTUNITY, A THREE BEDROOM MID TERRACED available for sale in a high demand area of Gorton, M18. An excellent location that provides many benefits including:

- Main Road location which leads towards the City Centre and to the M60.
- Short distance to Asda Gorton Supermarket and is within a short distance to all amenities on Hyde Road which includes Tesco Extra, Gorton Market and takeaways such as Subway & KFC etc.
- Located centrally amongst schools which includes Abbey Hey Primary School, Old Hall Drive Academy, Oasis Academy, Sacred Heart RC Primary School and many more.
- Bus stops located on Main Road with many routes available – No 201, 203, etc, connecting to the Manchester City Centre.
- Walking distance to local green space, Debdale Park.

The property briefly comprises of two large reception rooms and a kitchen on the ground floor; whereas, three well porportioned bedrooms and a three piece family bathroom are on the first floor. Kitchen comprising of wall & base units incorporating a bowl sink with mixer tap. Three piece bathroom comprising of a standard WC, wash basin and a shower unit. Externally, there is a yard at the rear.

Currently rented property and generating a monthly rent of £1250 PCM on a fixed term till April 2026.

An ideal property which could serve as a first time buy or for investment purposes likewise.

Dimensions are as follows:

Reception Room 1 ( 10' 2" X 12' 1" )  
Double glazed window to the front aspect. Electric socket points. Heating radiator. Ceiling light point.

Reception Room 2 ( 10' 10" X 14' 5" )  
Double glazed window to the rear aspect. Electric socket points. Ceiling light point. Heating radiator. Access to kitchen.

Kitchen ( 8' 2" X 12' 10" )  
Double glazed window to the rear and right aspect. Wall mounted and base unit with matching worktop. Mixer tap basin unit. Access to the rear yard.

First Floor -

Master Bedroom ( 12' 2" X 14' 1" )  
Two double glazed windows to the front aspect. Electric socket points. Ceiling light point.

Bedroom 2 ( 8' 10" X 13' 5" )  
Double glazed window towards rear aspect. Electric socket points. Ceiling light point.

Bedroom 3 ( 8' 10" X 9' 2" )  
Double glazed window towards rear aspect. Electric socket points. Ceiling light point.

Bathroom ( 4' 7" X 5' 11" )  
Double glazed window to the right aspect. Ceiling light point. Wash basin. Shower unit.

Notice:  
The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.  
If double glazing has been stated in the details , the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.  
We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.  
The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.  
While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

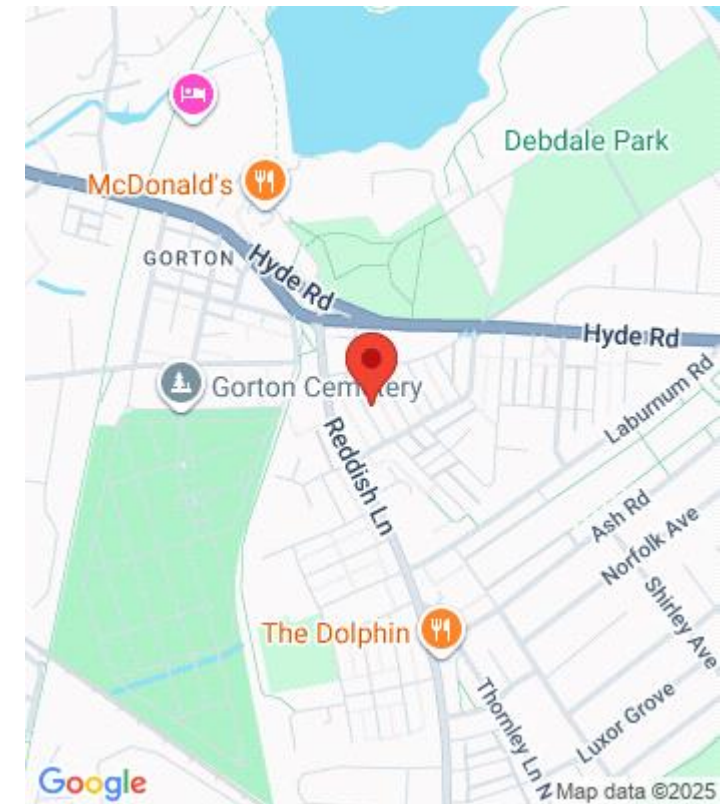
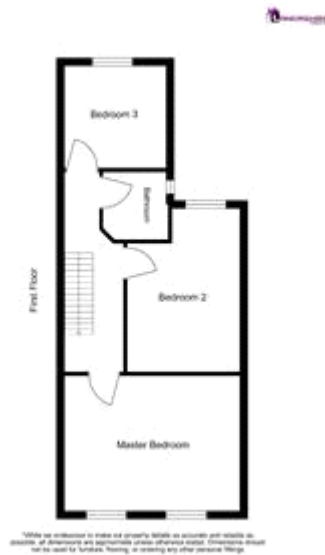
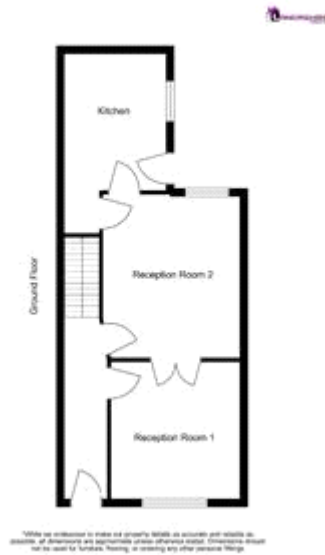
Council Tax Band: A (Manchester City Council)

Tenure: Freehold





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  |         |           |
| EU Directive 2002/91/EC                     |         |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.