



- Semi Detached Property
- Three Bedrooms
- Downstairs WC
- Lounge & Dining Kitchen
- Bathroom
- Garden
- Parking
- No Onward Chain

**2 Toft Road**  
Manchester, M18 7TY

**£200,000**

A three bedroom semi detached property, ideally located for Gorton and the City Centre. The accommodation comprises of an entrance hall, downstairs WC, lounge and dining kitchen. To the first floor there are three good sized bedrooms and a bathroom. Externally there is a small garden to the front, whilst to the rear there is an enclosed garden and parking. No onward chain.

## Ground Floor

### Entrance Hall

### Downstairs WC

Low level WC, wash basin, radiator.

### Lounge 17' 3" x 12' 4" (5.25m x 3.76m)

Radiator, window to front, stairs to first floor.

### Dining Kitchen 15' 4" x 10' 10" (4.67m x 3.30m)

Range of base and eye level units incorporating a sink and drainer, space for cooker, fridge freezer and dining table, window to rear, door providing access to rear garden.



## First Floor

### Landing

**Bedroom One** 15' 3" x 10' 1" (4.64m x 3.07m)

Radiator, windows to front.

**Bedroom Two** 11' 8" x 8' 10" (3.55m x 2.69m)

Radiator, window to rear.

**Bedroom Three** 11' 9" x 6' 2" (3.58m x 1.88m)

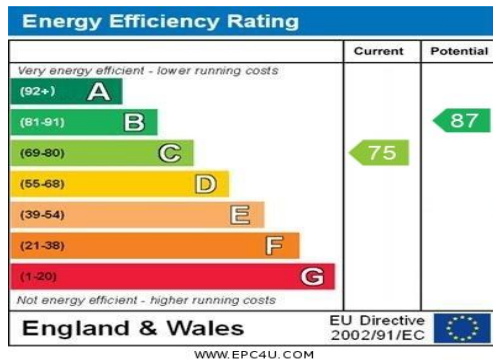
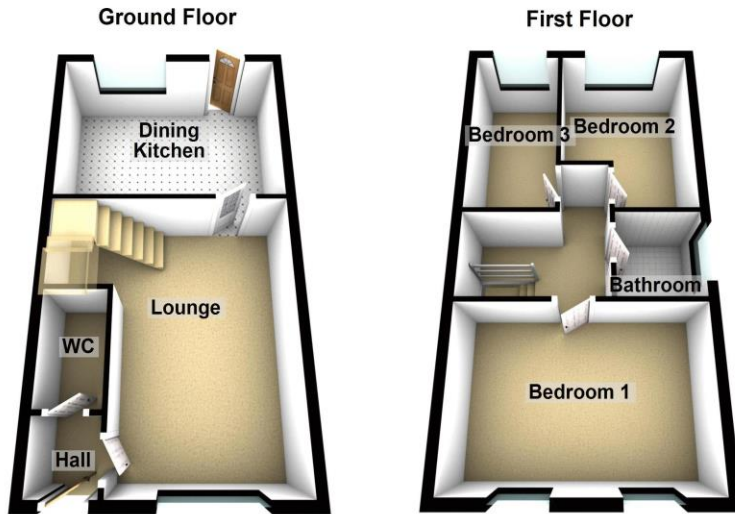
Radiator, window to rear.

**Bathroom** 6' 9" x 5' 6" (2.06m x 1.68m)  
Low level WC, wash basin, panelled bath window to front.

### External

To the front there is a small garden, whilst to the rear there is an enclosed garden and parking.





**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

## Make Your Move

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