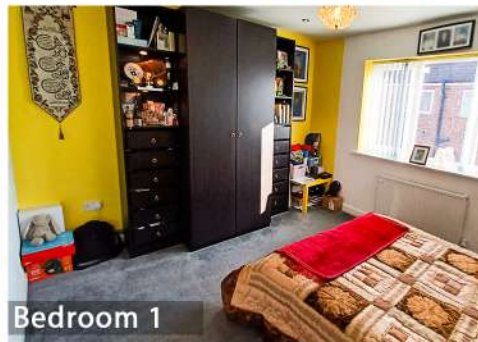




Bedroom 2



Bedroom 1



Front Room

Modern 3-Bedroom Family Home Manchester M18 with Garden & Parking

Offers Over: £255,000

A home you'll love coming back to.

Welcome to Your Next Home

Blackstone Estate Agents are proud to present this immaculately maintained three-bedroom semi-detached home, offering a perfect blend of modern design, comfort, and practicality. Set within a popular residential area, this property is ideal for families, professionals, or first-time buyers seeking a move-in-ready home.

From the moment you step inside, you'll appreciate the attention to detail and care that has gone into every corner of this home — from its stylish interiors to its thoughtfully designed layout.

Modern 3-Bedroom Family Home Manchester M18

Offers Over: £255, 000



- Three spacious bedrooms
- Contemporary fitted kitchen/diner with French doors to garden
- Bright and airy living room
- Modern family bathroom with walk-in shower
- Private low-maintenance garden with artificial turf
- Off-road parking
- Gas central heating and double glazing throughout
- Move-in ready condition
- Excellent transport links and nearby local schools

Ground Floor

Parking

To the front of the property, there is a private driveway providing off-road parking, offering both convenience and peace of mind for homeowners. The space comfortably accommodates a vehicle, with easy access directly to the main entrance. The neat frontage complements the home's modern appeal and provides a welcoming first impression.

Front Living Room

Situated at the front of the home, the spacious living room is bright and inviting — a perfect setting for family gatherings or quiet evenings in. Tastefully decorated with neutral tones and a feature wall, the room benefits from a large window allowing plenty of natural light to flow through. Stylish yet comfortable, it offers a warm and homely atmosphere.

Modern Kitchen & Dining Area

The stunning open-plan kitchen and dining area sits at the heart of this home, combining contemporary style with practical family living. The kitchen features gloss-finish red cabinetry, integrated appliances, contrasting black worktops, and a matching tiled splashback. A central breakfast island creates an ideal spot for casual dining or morning coffee.

The adjoining dining area provides ample space for a family table and enjoys French doors opening onto the rear garden, filling the space with natural light. It's perfect for entertaining or enjoying meals with family and friends.

Rear Garden / Outdoor Space

The private rear garden offers a peaceful retreat, finished with artificial turf for low maintenance and year-round greenery. The space is perfect for outdoor dining, children's play, or simply relaxing in the sun. Secure fencing surrounds the garden, ensuring privacy and safety.



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First Floor

Bedroom 1 – Master Bedroom

A bright and spacious master bedroom offering a warm and welcoming feel, complete with a large front-facing window allowing plenty of natural light to flood the space. The room features modern décor with accent walls, recessed lighting, and ample space for wardrobes and additional furnishings. Perfectly designed for comfort, this serene retreat offers the ideal setting to unwind after a long day.

Bedroom 2 – Double Bedroom

This generous second bedroom overlooks the rear of the property and provides excellent proportions for a double bed and full furniture set. The space is enhanced by neutral décor, elegant lighting, and a well-designed layout that maximises both light and functionality. Ideal as a guest room, teenager's bedroom, or secondary master, it delivers comfort and versatility for any family setup.

Bedroom 3 – Box Room / Study

Currently utilised as a multi-purpose room, this versatile third bedroom is ideal for use as a home office, nursery, or children's playroom. With a bright outlook and built-in storage solutions, this space is compact yet practical – a perfect example of thoughtful design making full use of every inch of the home.

Family Bathroom with WC

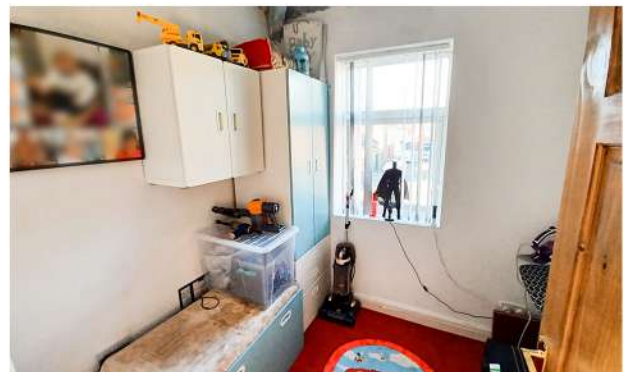
A beautifully presented modern family bathroom, complete with a walk-in corner shower enclosure, white suite with WC, and stylish vanity unit with basin and storage. Finished with striking aqua wall panelling and sleek chrome fittings, this bathroom offers both elegance and practicality. The window provides natural ventilation and light, creating a fresh, airy atmosphere.



Bedroom 1



Bedroom 2



Modern 3-Bedroom Family Home Manchester M18

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Everything You Need, Right Where You Need It

Walking Distance to Local Amenities

All your daily essentials are just a short stroll away. From supermarkets and convenience stores to cosy cafés and takeaways, you'll find everything you need within easy reach. Families will also appreciate nearby nurseries and schools.

Transport & Connectivity

Gorton Railway Station – Less than a 10-minute walk from Harrop Street, offering direct services into Manchester Piccadilly in around 7 minutes. Regular bus routes along Hyde Road and Abbey Hey Lane connect to the city centre, Stockport, and neighbouring suburbs. The M60 motorway is also just a short drive away, providing quick road access to Greater Manchester and beyond.

Education

Abbey Hey Primary Academy – A well-respected local school within walking distance, providing high-quality education for children aged 3–11. Wright Robinson College – An outstanding secondary school located just a few minutes from the property, known for its strong academic record and modern sports facilities. Several nurseries and early-years centres are also located nearby, making this an ideal location for growing families.

Parks & Leisure

Debdale Park – One of Manchester's largest parks, featuring lakes, children's play areas, sports courts, and scenic walking trails. Perfect for families, runners, and dog walkers. Gorton Reservoirs – Popular for scenic walks and water sports, offering a peaceful escape just moments from home. Gorton Monastery – A beautifully restored local landmark hosting community events, concerts, and exhibitions throughout the year.

Shopping & Everyday Essentials

Abbey Hey Superstore – Located on Lees Street, just a short stroll away, this popular local store offers a wide selection of groceries, fresh produce, and household essentials. Co-op Food, Hyde Road – Approximately half a mile from the property, the Co-op provides a reliable choice for everyday shopping with extended opening hours. For larger weekly shops, major supermarkets such as Tesco, Lidl, and Asda Gorton are all within a 5- to 10-minute drive.



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Estate Agents

Gorton Railway Station



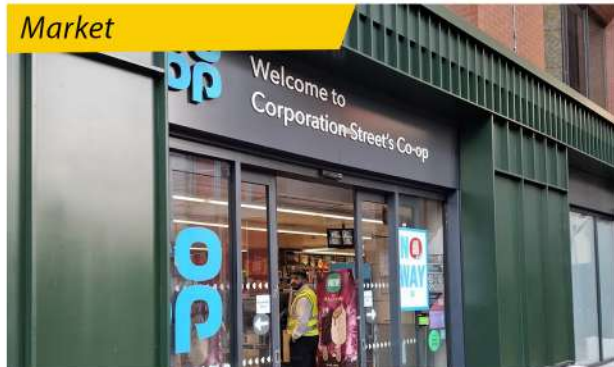
Debdale Park



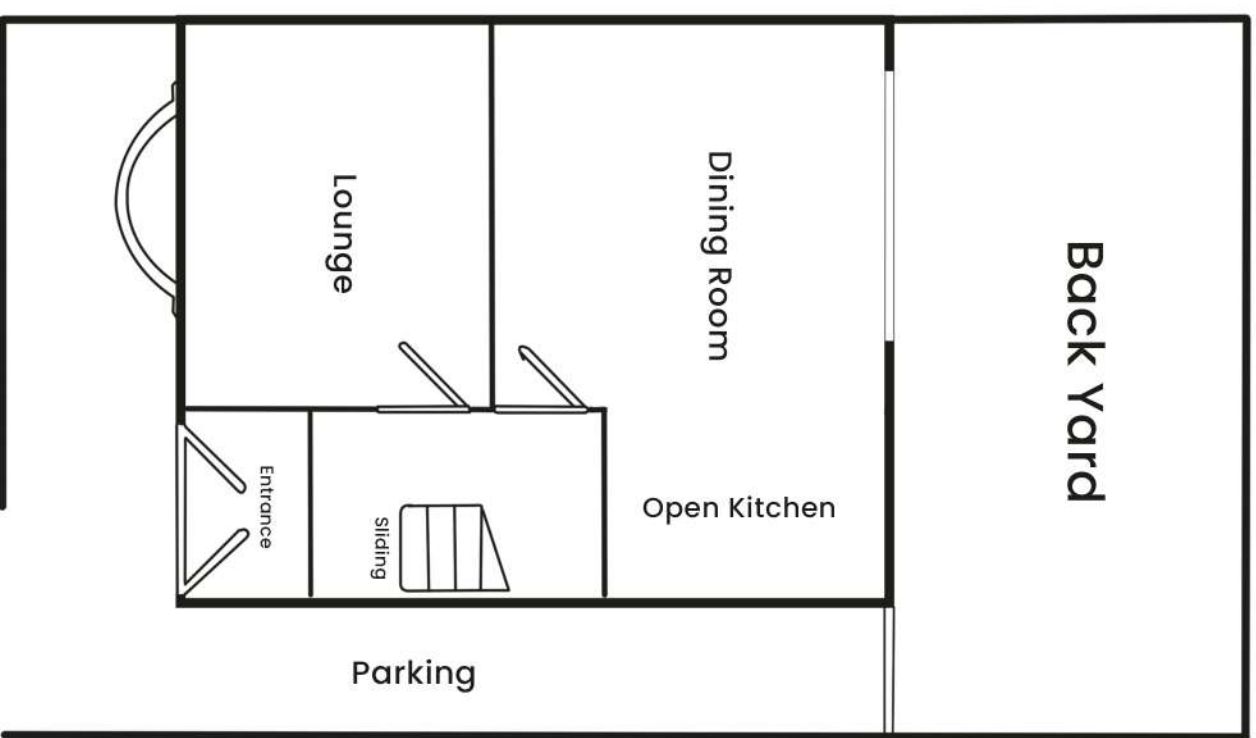
Wright Robinson College



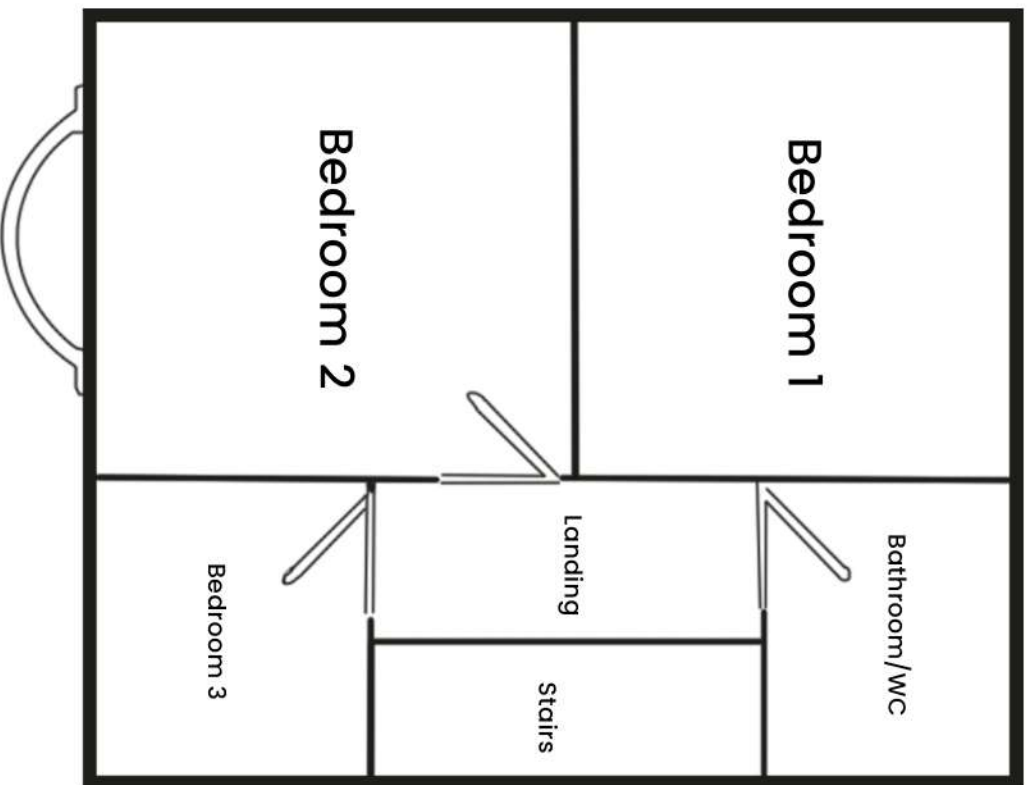
Market



Ground Floor



First Floor





MOVE SMART. SELL FAST. BUY WITH CONFIDENCE

Whether you're buying your dream home or selling a property, Black Stone Estate Agents offers expert guidance every step of the way. We provide free valuations, market your property on major platforms, and handle everything from viewings to legal completion—with no upfront fees.

Trusted Tenants. Maximum Returns

Let your property with confidence.

At Black Stone Estate Agents, we offer full-service letting and management—from tenant sourcing to rent collection and maintenance. Our expert team handles everything, giving you peace of mind and reliable returns.



BLACKSTONE

Estate Agents

BLACK STONE ESTATE AGENTS ARE AMONG MANCHESTER'S MOST TRUSTED REAL ESTATE PROFESSIONALS, OFFERING EXPERT SUPPORT WHETHER YOU'RE BUYING, SELLING, OR LETTING PROPERTY. WITH OVER 20 YEARS OF EXPERIENCE IN THE INDUSTRY, THE AGENCY BRINGS PROFESSIONAL, ENTHUSIASTIC SERVICE AND STRONG LOCAL EXPERTISE TO EVERY CLIENT.

Why Choose Us

End-to-End Support: From staging and professional photography to listing on major platforms like Rightmove, Zoopla, and Boomin, we manage every step—marketing, viewings, negotiations, and legal completion

Local Authority: A decades-long presence in Manchester has earned us a reputation for reliability and outstanding customer service.

Client-Centered Approach: We adapt to your schedule and communication preferences, ensuring a stress-free experience tailored to your needs

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