

FREEHOLD



House - Semi-Detached

# 15 BARNARD ROAD, MANCHESTER, M18 7RE

Offers in excess of

## £165,000

### FEATURES

- Chain Free
- 3 Bedroom
- Freehold
- Probate Granted
- Garden
- Semi detached



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**ESTATES  
AGENT**  
PROPERTY SALES & MANAGEMENT

# 3 Bedroom House - Semi-Detached located in Manchester

Call us on

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Welcome to an exciting renovation opportunity! This spacious 3-bedroom semi-detached house in Manchester boasts a living room, front and back gardens, and is in need of modernisation. Perfectly suited for those with a vision for transformation, this property presents a blank canvas to create a contemporary and comfortable family home.

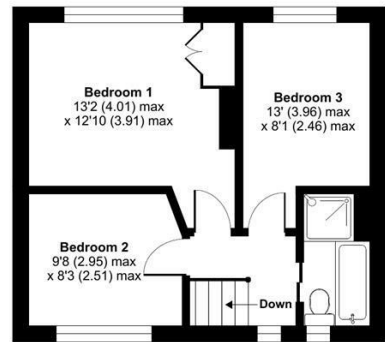
## Key Features:

**Location:**  
Nestled in the vibrant community of Gorton M18, this semi-detached house enjoys a convenient location with easy access to local amenities, schools, parks, and transport links. With - Belle Vue train station at a close walk and straight trains going towards Piccadilly Train Station and surroundings.

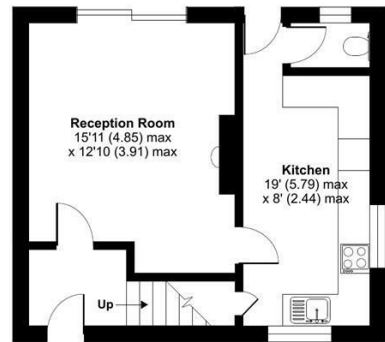
**Front and Back Gardens:**  
Enjoy the luxury of outdoor living with both front and back gardens. The front garden welcomes you home with its charming curb appeal, while the back garden offers a private sanctuary for outdoor

## Council Tax Band

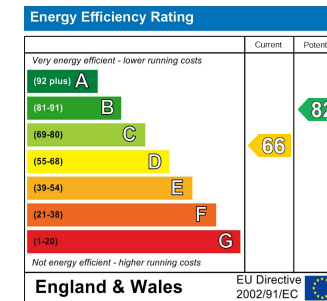
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FIRST FLOOR



GROUND FLOOR



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richreom 2024. Produced for The Estates Agent (TEA). REF: 1007717