



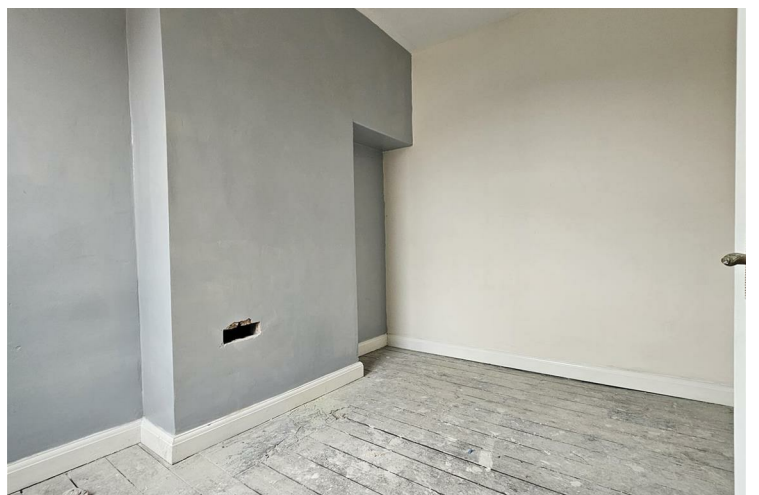
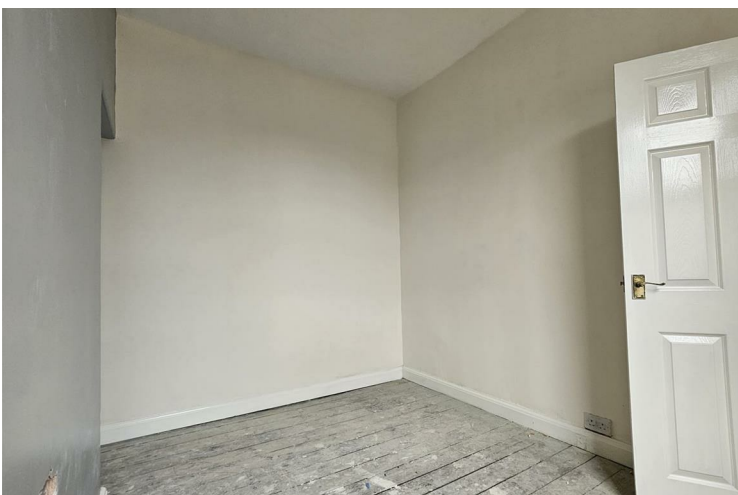
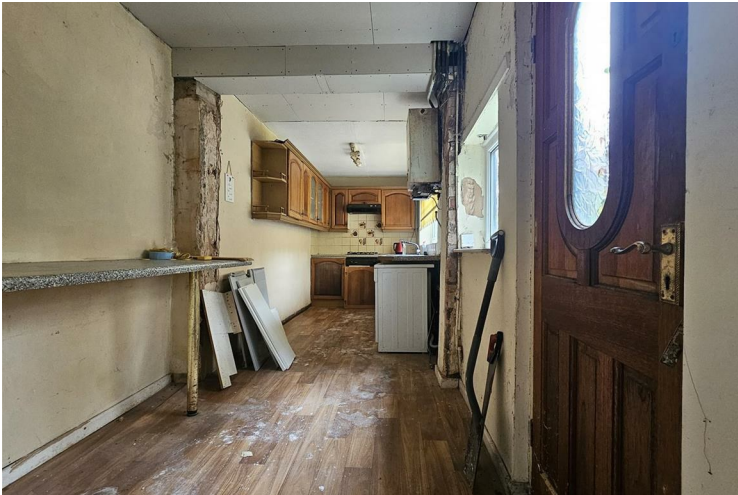
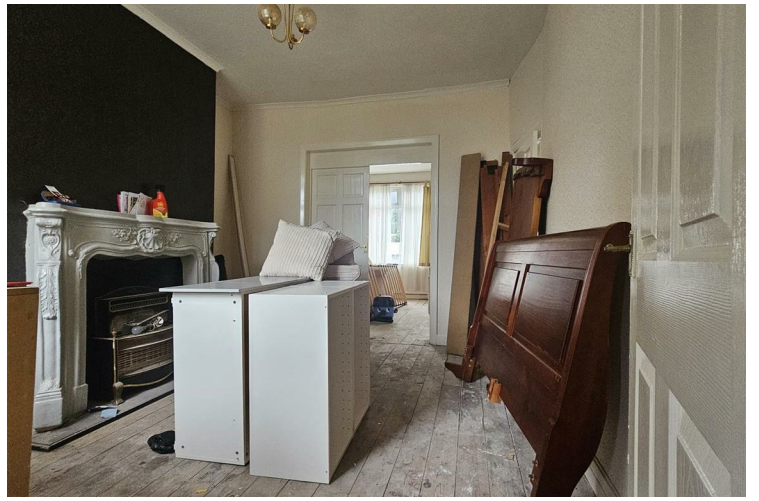
## 5 HAWTHORN STREET MANCHESTER

OFFERS OVER **£120,000**  
FREEHOLD

\*\*\*Charming 2-Bedroom Terraced House in Gorton - A Renovator's Dream\*\*\* Nestled in the heart of the vibrant Gorton area, this two-bedroom terraced house presents a unique opportunity for investors and first-time buyers alike. Requiring renovation, this property is brimming with potential, making it the ideal project for those looking to create a bespoke living space or a lucrative rental investment. Upon entering, you are greeted by two generously sized reception rooms. These versatile spaces offer ample scope to design an inviting living area and a separate dining or family room, perfect for modern living. The layout provides a solid foundation for a contemporary open-plan design or the preservation of traditional features, depending on your renovation vision. The property boasts two spacious double bedrooms, both offering plenty of natural light. The potential for creating chic, restful spaces is limitless, catering to the needs of future tenants or creating a personal haven for a homeowner. Situated in Gorton, this house benefits from excellent transport links into Manchester city centre. Regular bus routes and nearby train stations ensure a straightforward commute, making it an attractive location for city workers. Additionally, the area offers a range of amenities, including shops, supermarkets, and leisure facilities, ensuring convenience and a high quality of life. Gorton is known for its community spirit and cultural vibrancy, with local parks and community centres fostering a welcoming neighbourhood atmosphere. The area is undergoing significant regeneration, adding value and appeal to properties within the vicinity. Seize this opportunity to transform a house into a home and enjoy the rewards of your efforts in a location that offers both convenience and community. Contact Jacob Knight on 0161 660 0993 to arrange your viewing!











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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