



28 Fylde Lane Manchester

£230,000

FREEHOLD

INVESTORS ONLY - Charming 3-Bed Quasi-Semi in Gorton - Perfect Investment Opportunity. Nestled in the vibrant and well-connected Gorton area, this delightful 3-bedroom quasi-semi-detached home offers an excellent opportunity for landlord investors seeking a property already tenanted. This property presents a seamless blend of comfort and functionality, making it an ideal family home. Upon entering, you are greeted by a spacious lounge area that exudes warmth and coziness. The lounge is accentuated by double doors that lead out to a generously sized garden, perfect for outdoor activities, gardening, or simply enjoying a sunny day. This space is ideal for hosting family gatherings or entertaining friends, providing a seamless indoor-outdoor living experience. The ground floor also boasts a convenient downstairs toilet, ensuring practicality and ease for both residents and guests. The kitchen is well-appointed with modern appliances and ample storage, making meal preparation a pleasure.

Upstairs, the property features three bedrooms, offering comfortable living quarters for a family. The master bedroom is a highlight, featuring an en-suite bathroom that provides a private sanctuary for the homeowners. The remaining two bedrooms are versatile, easily accommodating children's rooms, a home office, or a guest room. Additionally, there is a well-maintained family bathroom on this floor, catering to the needs of the entire household. This property is a prime choice for investors due to its tenanted status, ensuring immediate rental income. Its strategic location in Gorton offers easy access to local amenities, schools, parks, and excellent transport links, enhancing its appeal to potential tenants. Contact Jacob Knight now to arrange your viewing!



Lounge

16'4" x 15'1"



Kitchen

6'6" x 11'1"

Downstairs Toilet

Toilet

6'2" x 4'11"



Bedroom 1

10'2" x 8'6"

En-suite

3'3" x 8'2"

Bedroom 2

8'2" x 9'10"

Bedroom 3

7'6" x 6'6"

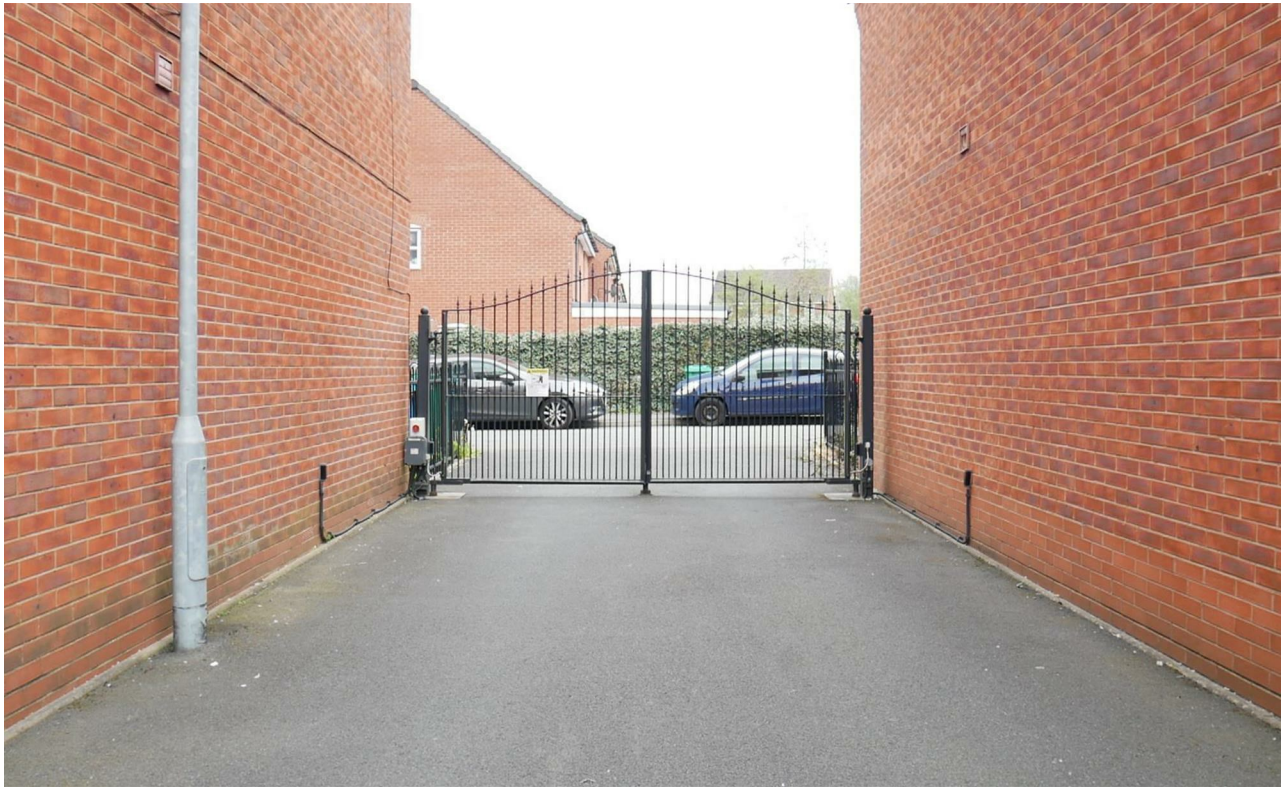
Bathroom

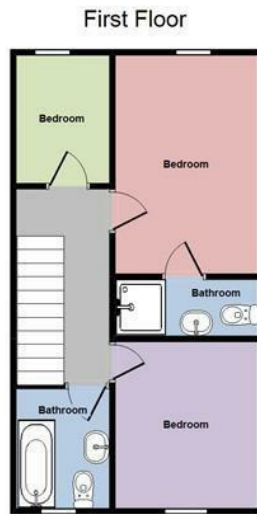
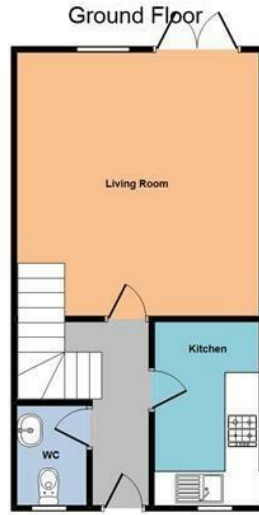
6'2" x 6'6"











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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