



## 40 RADNOR STREET MANCHESTER

OFFERS OVER **£140,000**  
FREEHOLD

Nestled in the heart of Gorton, this renovated 2-bedroom terraced house offers a fantastic opportunity for first-time buyers and investors alike. With modern upgrades throughout, this property is ready for you to move in straightaway and start enjoying your new home. Upon entering, you'll be greeted by a spacious living area with new carpets that flows seamlessly throughout the home, creating a warm and welcoming atmosphere. The newly fitted kitchen is a standout feature, boasting contemporary cabinetry, sleek countertops and appliances, making it a perfect space for both everyday cooking and entertaining. Upstairs, you'll find two bedrooms, both benefiting from ample natural light. The newly installed bathroom adds a touch of luxury to your daily routine, featuring modern fixtures and a stylish design. Located just off Hyde Road, this property offers unparalleled convenience with excellent transport links to Manchester City Centre. Whether you prefer to travel by train, bus, or car, you'll find it easy to get around. The nearby train station and frequent bus routes make commuting a breeze, while the proximity to the M60 ensures quick access to the wider motorway network. In addition to its excellent location for commuting, the area is well-served by a variety of local shops, supermarkets, and amenities, making day-to-day living hassle-free. Whether you're popping out for groceries or exploring the local area, everything you need is within easy reach. This property is a fantastic opportunity to acquire a modern, move-in-ready home in a sought-after location. Ideal for those looking to take their first step onto the property ladder or secure a solid investment. Please contact Jacob Knight to arrange your viewing!





- Recent Renovation • 2 Bedrooms • Great Transport Links • New Kitchen • New Bathroom • Investment Opportunity

**Living Room**

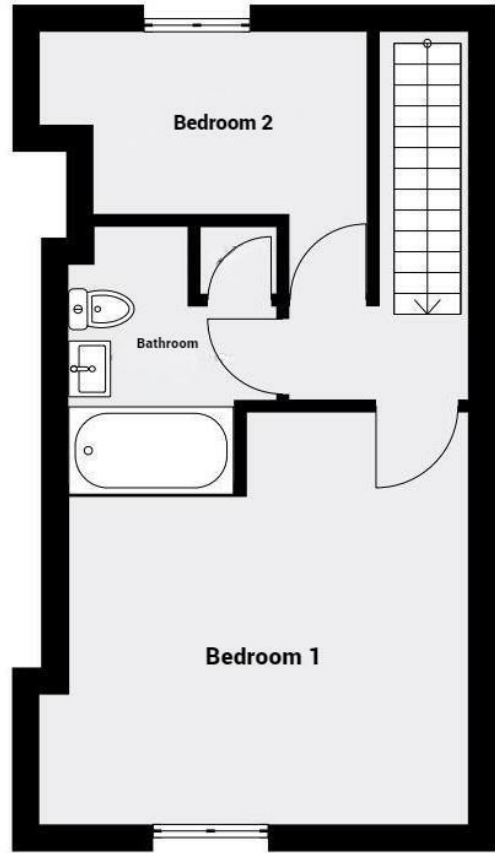
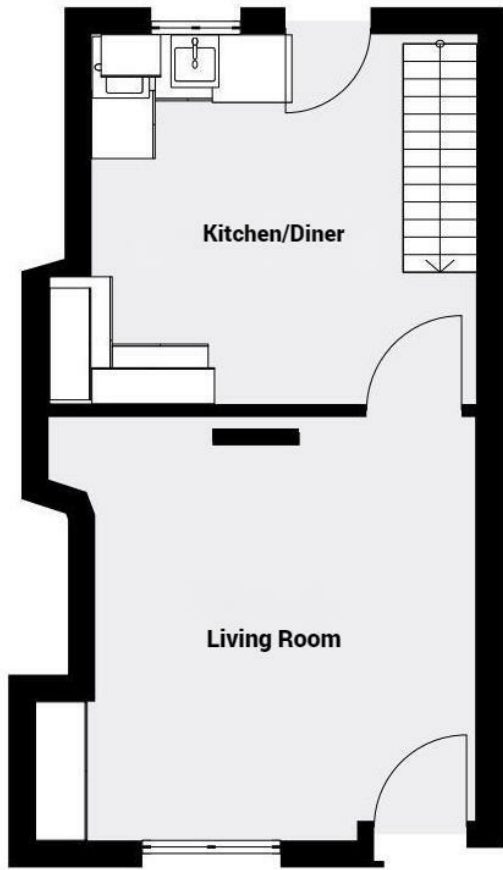
**Kitchen/Diner**

**Bedroom 1**

**Bedroom 2**

**Bathroom**





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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