



57 FURNIVAL ROAD MANCHESTER

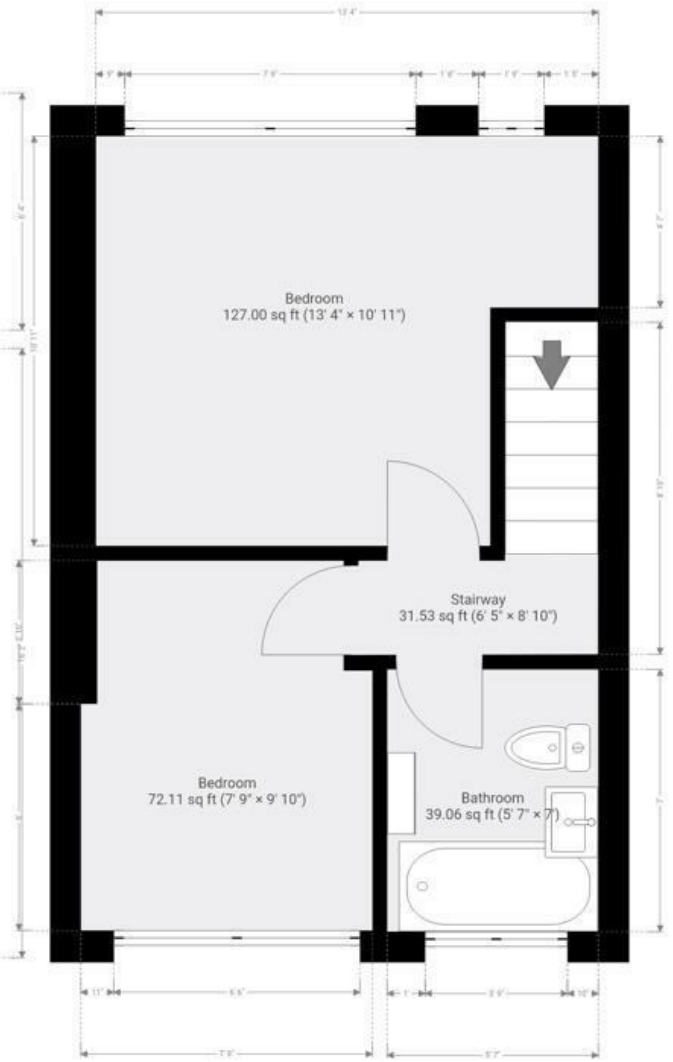
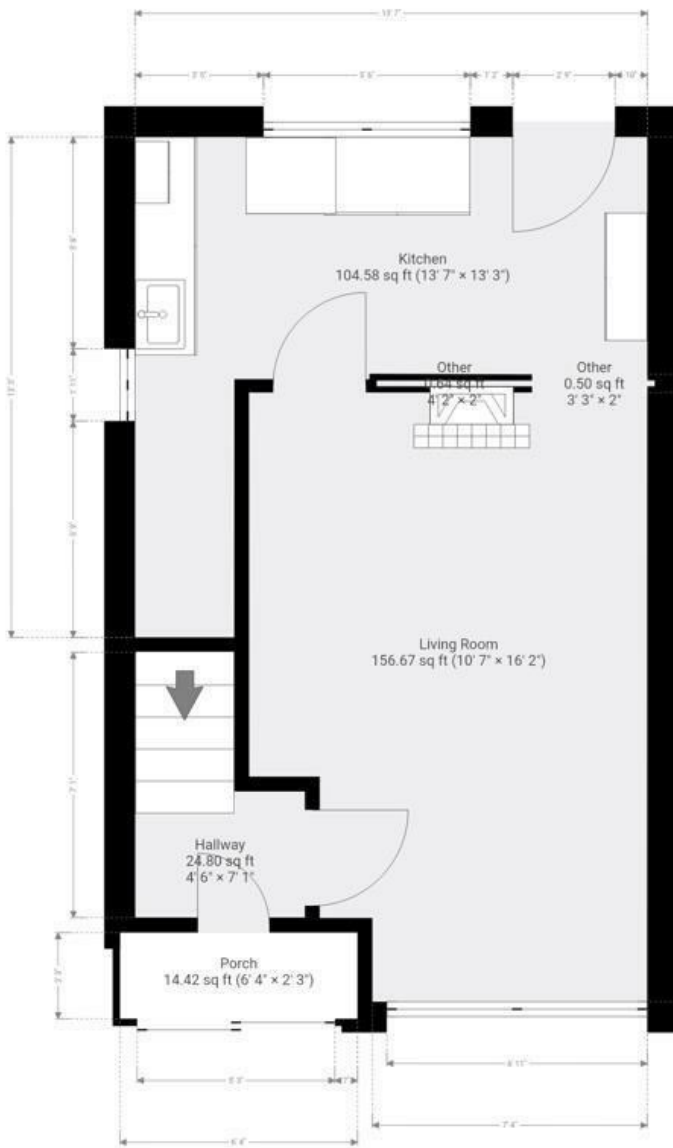
£165,000
FREEHOLD

This two bedroom semi-detached property offers an excellent opportunity for buyers looking to make their mark on a new home. Situated in the heart of Gorton, this house is ideal for first-time buyers, small families, or investors alike. With some TLC, it could be transformed into a comfortable and welcoming space. Upon entering the property, you're greeted by a spacious reception room, perfect for family gatherings or simply relaxing after a long day. The layout offers plenty of potential to modernize and create a cozy living area suited to your style. The property also benefits from two well-proportioned bedrooms, each offering ample space for a double bed and storage. The bathroom, conveniently located upstairs, serves both bedrooms and has the potential to be reimagined into a modern, stylish space. Externally, the property boasts a generous driveway, providing off-road parking. In addition, there is a garage, ideal for additional storage or secure parking. The large rear garden is a fantastic highlight of this property, offering an abundance of space for outdoor activities, gardening, or even future extensions (subject to planning). Located in a well-established residential area, the property enjoys close proximity to a range of local amenities. Nearby, you'll find supermarkets, local shops, and eateries. Families will benefit from the array of local schools, including St. James' C of E Primary and Gorton Mount Primary Academy, both within easy reach. Transport links are excellent, with bus routes into Manchester city centre nearby, along with Gorton train station offering swift connections to surrounding areas. For those who commute by car, the M60 motorway is easily accessible, providing links to the wider motorway network. This property is an ideal blank canvas, ready for the next owner to create their perfect home. Contact Jacob Knight to arrange your viewing









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(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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