

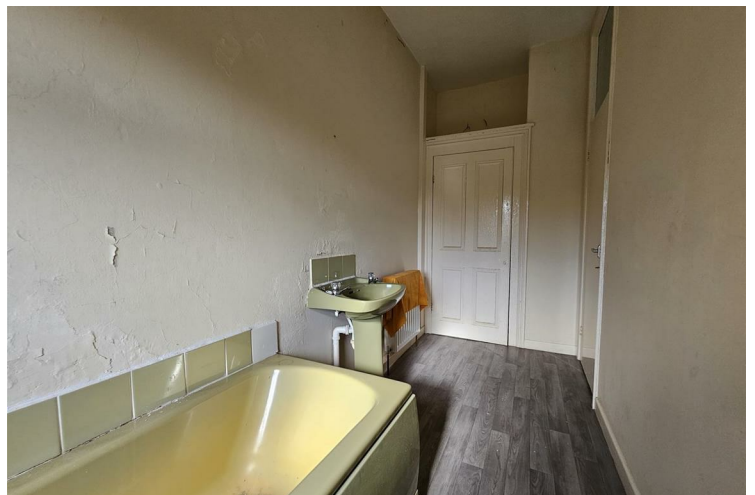


5 MONTANA SQUARE MANCHESTER

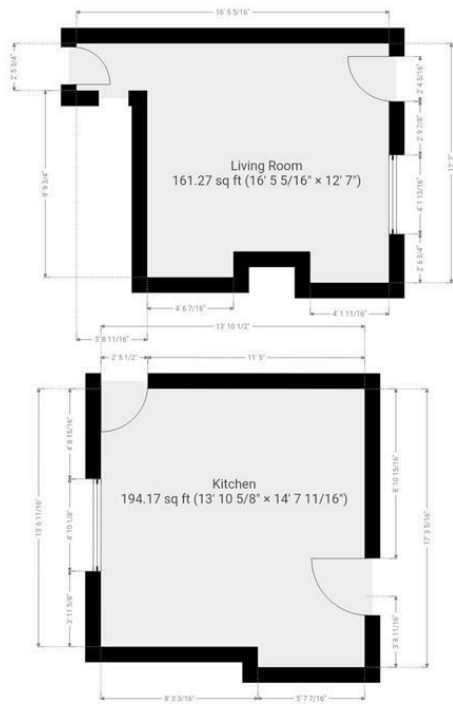
OFFERS OVER £135,000
FREEHOLD

This delightful 2-bedroom terraced house in the heart of Openshaw offers a fantastic opportunity for those looking to put their own stamp on a property. Requiring a bit of renovation but nothing major, it provides a solid foundation to create a comfortable home or a smart investment. As you approach the property, you'll notice a small front garden, offering a bit of greenery and privacy, ensuring you're not stepping directly into the house from the street. The entrance leads into a welcoming living space that sets the tone for the rest of the house. The large kitchen diner is the heart of this home, providing ample space for both cooking and dining. It's perfect for entertaining or family meals, with plenty of room to update or modernize to your personal taste. Upstairs, you'll find two well-proportioned bedrooms, each offering a cozy retreat. Both rooms provide the flexibility to create a comfortable living space or a functional home office. To the rear, there is a yard that offers outdoor space for relaxing or perhaps a spot of gardening, making it ideal for those who enjoy spending time outside. Location is key, and this property does not disappoint. Situated just off Ashton Old Road, you'll have excellent transport links and local amenities right at your doorstep. Moreover, families will be pleased to know that the property is in close proximity to an 'outstanding' Ofsted-rated school, making it a great option for those with young children. This house is perfect for anyone looking for a home that they can truly make their own, with the added benefit of a great location in a vibrant community. Don't miss this opportunity to create your dream home in a sought-after area!

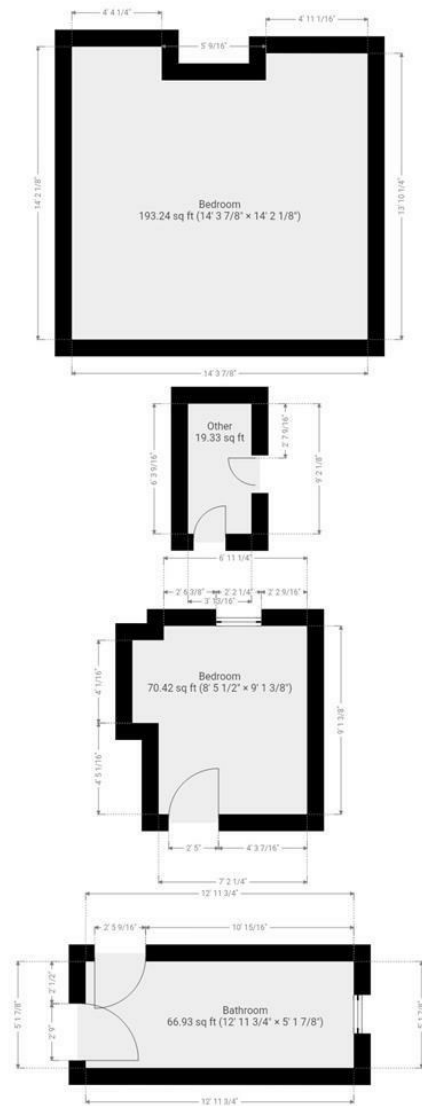








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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