



6 HARVARD ROAD MANCHESTER

£220,000
FREEHOLD

We are acting in the sale of the above property and have received an offer of £205,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Introducing this three-bedroom quasi semi-detached property located in Gorton, presenting a unique opportunity for buyers seeking a project to transform a repossessed home into a modern living space. While this property requires substantial renovation work to bring it up to standard, its spacious layout and prime location offer exceptional potential. On the ground floor, you'll find a large reception room, perfect for relaxing or entertaining. The generous kitchen/diner offers ample room for family dining and opens through double doors onto a sizable garden, an ideal space for outdoor activities and gatherings. Adding convenience, a downstairs toilet with a sink is also located on this floor. Moving up to the first floor, three bedrooms provide comfortable living accommodations, along with a main family bathroom. The master bedroom benefits from an en-suite, offering additional privacy and functionality. Additionally, this property includes a dedicated parking space, providing convenient and secure off-road parking for residents. This property is situated just off Hyde Road, one of the main thoroughfares leading into Manchester city centre, providing excellent transport links for easy commuting.

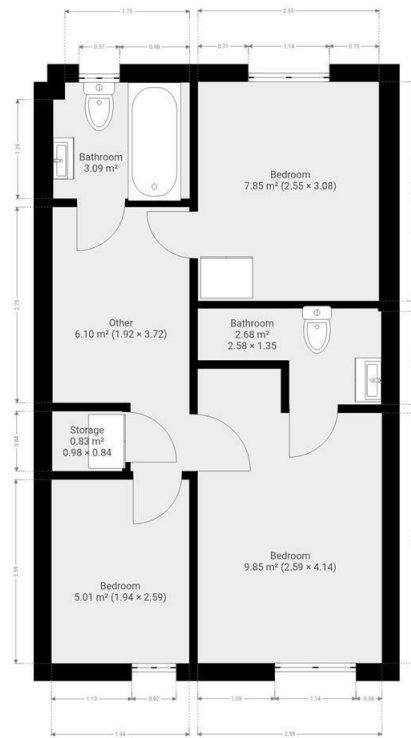








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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England &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