



# 117 - 127 RAWSTHORNE AVENUE MANCHESTER

**£699,950**  
**LEASEHOLD**

## Fantastic Investment Opportunity – Standalone Block of 6 Flats in Gorton

Situated on the popular Rawsthorne Avenue in Gorton, this standalone block of six spacious two-bedroom flats is a rare and exciting investment opportunity. The building comprises two flats on each of its three floors, providing a total of six units. At the rear, a secure, gated car park offers convenient parking for residents. A standout feature of this property is the inclusion of individual gas boilers in each flat, a rare and highly desirable benefit in apartment blocks. This ensures efficient heating and hot water systems, adding value and appeal for tenants. This property is an excellent choice for investors, with five of the six flats currently tenanted, generating a reliable rental income from the outset. However, for those looking for more flexibility, there is also the option to purchase the block completely vacant, allowing the buyer to find their own tenants and tailor rental agreements to suit their investment strategy. The location is ideal for both tenants and investors. The property is close to local amenities, including supermarkets, schools, parks, and healthcare facilities. Hyde Road is just minutes away, offering excellent transport links into Manchester city centre or out towards the M60 motorway, making this a prime location for commuters. Additionally, Gorton Market and Debda Park are nearby, providing shopping and leisure opportunities. EPCs range from D-B. With its combination of modern features, excellent location, and versatile investment potential, this block of flats is a fantastic addition to any property portfolio. Don't miss out on this outstanding opportunity—contact us today to arrange a viewing!











**Living Room**  
21.15 m² (6.97 × 3.46)

**Bathroom**  
4.14 m²  
2.29 × 1.81

**Hall**  
5.69 m² (2.68 × 1.81)

**Bedroom**  
8.89 m² (2.61 × 3.41)

**Bedroom**  
11.35 m² (3.23 × 3.40)

**Bedroom**  
8.89 m² (2.61 × 3.41)

**Overall Dimensions:**  
Exterior: 17.10 m (width) × 12.10 m (depth)  
Interior: 15.10 m (width) × 10.10 m (depth)

This floor plan shows a 3-bedroom apartment with a central hall. The layout includes:

- Living Room:** 21.15 m² (6.67 x 3.49). Features a sofa, armchair, coffee table, and a fireplace.
- Hall:** 5.69 m² (3.68 x 1.81). Connects the living room, bedrooms, and bathrooms.
- Bedrooms:**
  - Top left: 8.89 m² (2.61 x 3.41). Includes a bed, chair, and desk.
  - Bottom left: 8.89 m² (2.61 x 3.41). Includes a bed, chair, and desk.
  - Bottom right: 11.33 m² (3.23 x 3.40). Includes a bed, chair, and desk.
- Bathrooms:**
  - Top right: 4.14 m² (2.29 x 1.81). Includes a bathtub, toilet, and sink.
  - Bottom right: 4.14 m² (2.29 x 1.81). Includes a bathtub, toilet, and sink.
- Kitchen:** Located in the top left corner, featuring a sink, stove, and refrigerator.
- Entrance:** Located in the top right corner, featuring a coat closet and a small table.

The overall dimensions of the apartment are 11.10 m by 11.10 m. The plan also shows a central staircase and a large window in the living room.

This floor plan shows a 120 m² apartment with the following rooms and dimensions:

- Living Room:** 21.15 m² (5.07 × 3.49). Features a fireplace, a large sofa, and a coffee table.
- Hall:** 5.09 m² (2.68 × 1.81). Includes a coat closet and access to the bathroom and bedrooms.
- Bedroom:** 8.89 m² (2.31 × 3.41). Features a bed, a desk, and a chair.
- Bedroom:** 11.35 m² (3.32 × 3.40). Features a bed, a desk, and a chair.
- Bathroom:** 4.14 m² (2.29 × 1.81). Includes a bathtub, toilet, and sink.

The apartment also includes a kitchen area with a sink and stove, and a living room with a fireplace and a large sofa.

**Floor Plan of the Second Floor**

**Living Room:** 23.42 m² (5.02 x 4.64)

**Dining Room:** 17.77 m² (1.08 x 0.73)

**Kitchen:** 11.77 m² (1.08 x 0.73)

**Hall:** 4.40 m² (2.20 x 2.46)

**Bedroom:** 9.85 m² (3.71 x 2.65)

**Bedroom:** 7.72 m² (3.71 x 2.60)

**Bathroom:** 1.82 m² (1.13 x 1.63)

**Overall Dimensions:** 13.00m x 13.00m

1st floor

Living Room  
23.42 m<sup>2</sup> (253.2 x 454)

Kitchen  
11.71 m<sup>2</sup>  
108 x 113

Dining Room  
11.71 m<sup>2</sup>  
108 x 113

Hall  
4.40 m<sup>2</sup> (20 x 240)

Bedroom  
9.85 m<sup>2</sup> (3.71 x 2.65)

Bedroom  
7.72 m<sup>2</sup> (3.72 x 2.65)

Bathroom  
3.67 m<sup>2</sup>  
208 x 1.65

Closet  
1.71 m<sup>2</sup>  
1.08 x 1.73

Small Room  
1.82 m<sup>2</sup>  
13 x 1.65

**Floor Plan of the Second Floor**

- Living Room:** 23.42 m² (5.52' x 4.14')
- Dining Room:** 16.94 m² (5.77' x 7.7')
- Kitchen:** 11.33 m² (3.72' x 3.05')
- Hall:** 4.30 m² (2.20' x 2.40')
- Bedroom:** 9.85 m² (3.71' x 2.65')
- Bedroom:** 7.72 m² (3.72' x 2.60')
- Bathroom:** 3.42 m² (2.99' x 1.65')
- Closet:** 1.82 m² (1.13' x 1.65')
- Closet:** 1.82 m² (1.13' x 1.65')

