



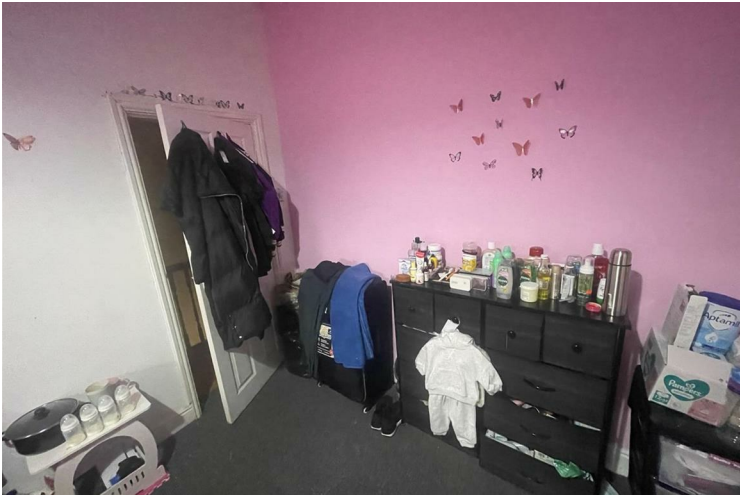
7 WALMER STREET MANCHESTER

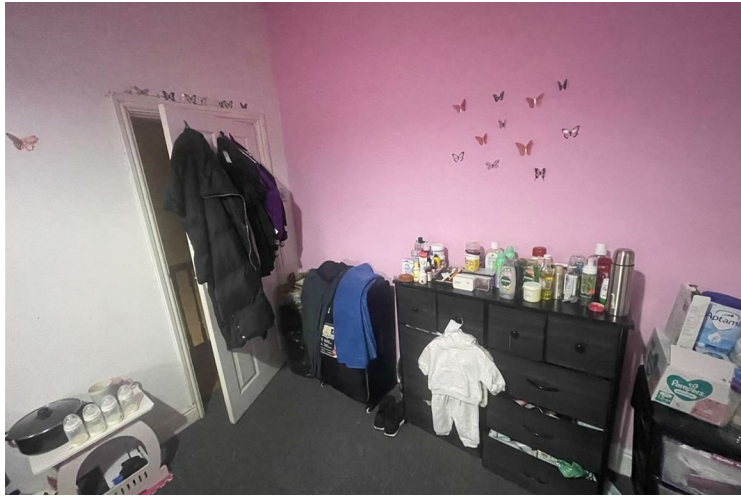
£175,000
FREEHOLD

This well-presented three-bedroom terraced home is a fantastic opportunity for first-time buyers and investors alike, available with vacant possession for a smooth and hassle-free purchase. Situated in the popular area of Abbey Hey, Gorton, the property offers spacious accommodation with excellent transport links, local amenities, and reputable schools nearby. The ground floor features two generously sized reception rooms, providing flexible living and dining spaces ideal for families or entertaining guests. The fitted kitchen to the rear offers plenty of potential for modernisation and direct access to the rear yard. Upstairs, the property boasts three well-proportioned bedrooms—two doubles and a single—alongside a family bathroom. Located in a well-connected neighbourhood, the property benefits from easy access to local shops, supermarkets, and cafes. Gorton Market and major retailers such as Aldi and Tesco are just a short distance away, catering to all shopping needs. Debdale Park, a popular green space with walking trails, a playground, and water activities, is within easy reach, offering a great outdoor escape. For families, there are several excellent schools nearby, including Abbey Hey Primary School, Wright Robinson College, and St Peter's RC High School, making this an ideal home for those with children. Transport links are a key advantage of this location, with Gorton Train Station just a short walk away, providing direct services into Manchester Piccadilly. Regular bus routes serve the area, and easy access to the M60 motorway ensures smooth connections to surrounding towns and cities. This property presents a great opportunity to create a wonderful home or a lucrative rental investment in a thriving Manchester neighbourhood.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(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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