



169 RAWSTHORNE AVENUE MANCHESTER

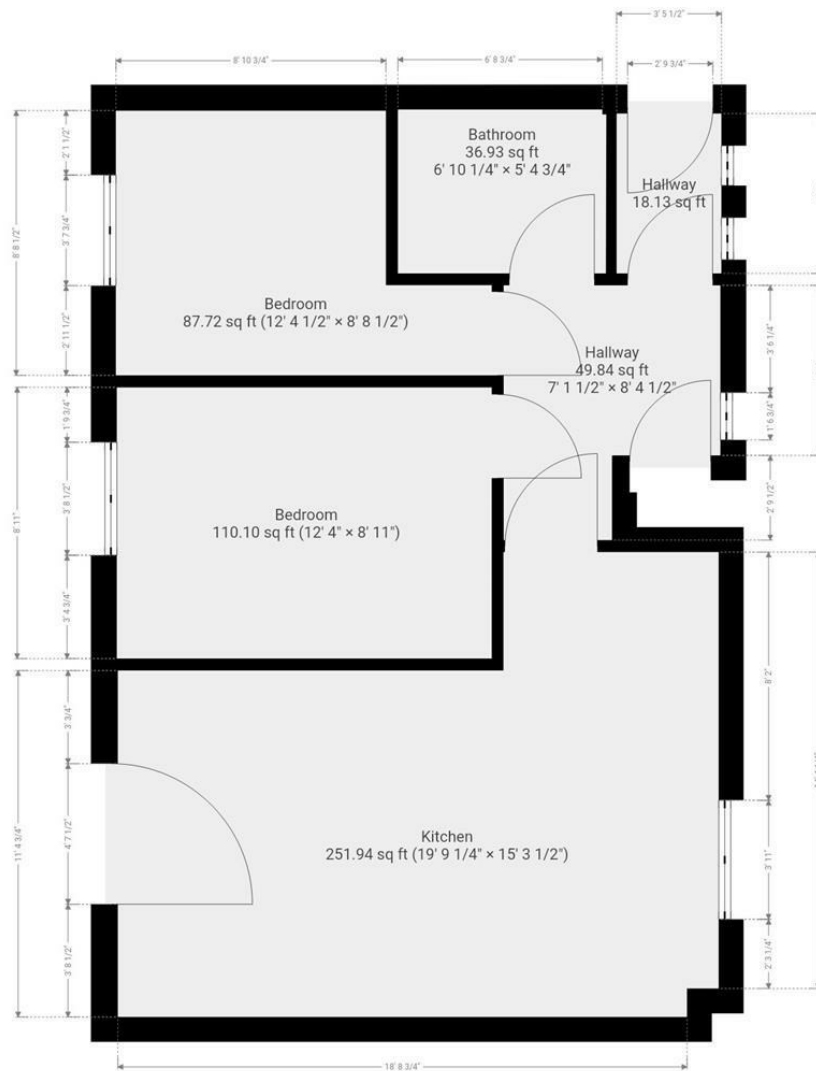
OFFERS OVER **£115,000**
LEASEHOLD

Nestled in the vibrant community of Gorton, this inviting two-bedroom apartment offers a blend of comfort, convenience, and contemporary living. Spanning approximately 55 square meters (592 square feet), this leasehold flat is thoughtfully designed to cater to modern lifestyles. Upon entering, you're greeted by a spacious open-plan kitchen and dining area, perfect for both everyday meals and entertaining guests. The kitchen is equipped with modern appliances and ample storage, ensuring functionality meets style. Two generously sized double bedrooms provide restful retreats, each offering flexibility for various furniture arrangements. The apartment's well-maintained condition throughout ensures a move-in-ready experience for its new owners. A notable feature of this property is the dedicated parking space, a valuable asset in urban settings. Whether you're a first-time buyer seeking a comfortable home or an investor aiming to attract quality tenants, this apartment's vacant possession status offers immediate availability. The location further enhances the property's appeal. Families will appreciate the proximity to reputable educational institutions such as Abbey Hey Primary Academy and Wright Robinson College, ensuring quality education options nearby. For daily necessities and leisure, residents can access a range of local amenities, including supermarkets, eateries, and recreational facilities. The nearby Debdale Park provides green spaces for outdoor activities and relaxation. Transportation is convenient, with efficient public transport links connecting Gorton South to Manchester city centre and surrounding areas. Major road networks are also easily accessible, facilitating straightforward commutes.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	
	77	79

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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