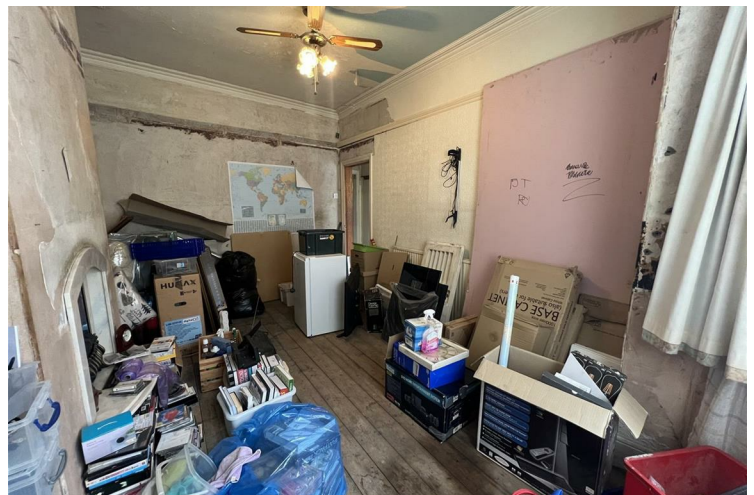




32 Neston Street Manchester

OFFERS OVER £160,000
FREEHOLD

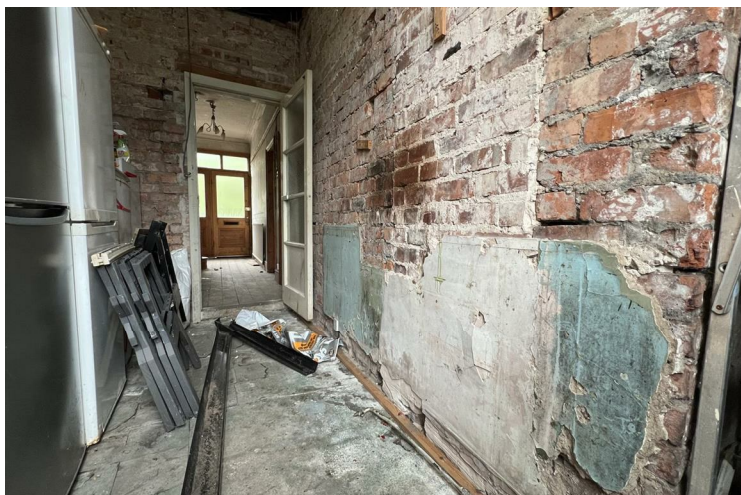
This large three-bedroom terraced house offers fantastic potential but requires significant refurbishment throughout, making it ideal for cash buyers or those seeking a project. The ground floor features two generously sized reception rooms and a kitchen area, while upstairs comprises three bedrooms and a family bathroom. The property also benefits from a rear garden and is set back from the street at the front, with the added advantage of facing Delamere Park, providing pleasant green views. It is important to note that this property needs extensive work to bring it up to a habitable standard. Full renovation is required, including modernisation throughout, making it unsuitable for buyers seeking a ready-to-move-in home. This is a true renovation project, perfect for investors or those looking to add value through refurbishment. Located in Manchester's M11 area, the home is well-positioned for local amenities and transport. Gorton and Fairfield train stations are both within half a mile, offering easy access into Manchester city centre. For families, nearby schools include Wright Robinson College, rated "Outstanding," by Ofsted is within walking distance. Local shops, supermarkets such as Lidl and Morrisons, and other amenities are close by, while Delamere Park sits directly opposite, providing open green space, children's play areas, sports facilities, and tennis courts. This is a property that will require substantial investment and vision, but for the right buyer, it represents an excellent opportunity to create a fantastic home or add significant value in a sought-after location.







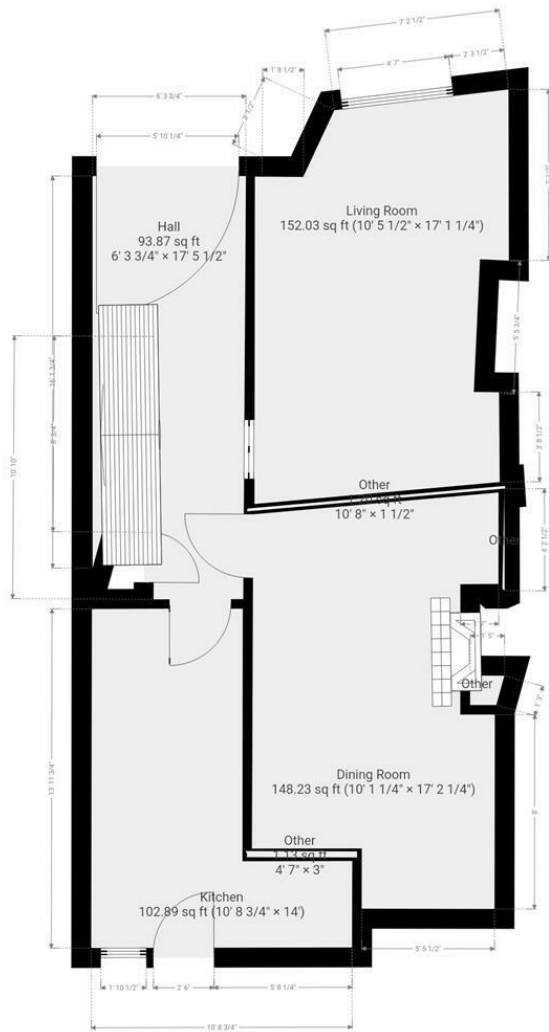




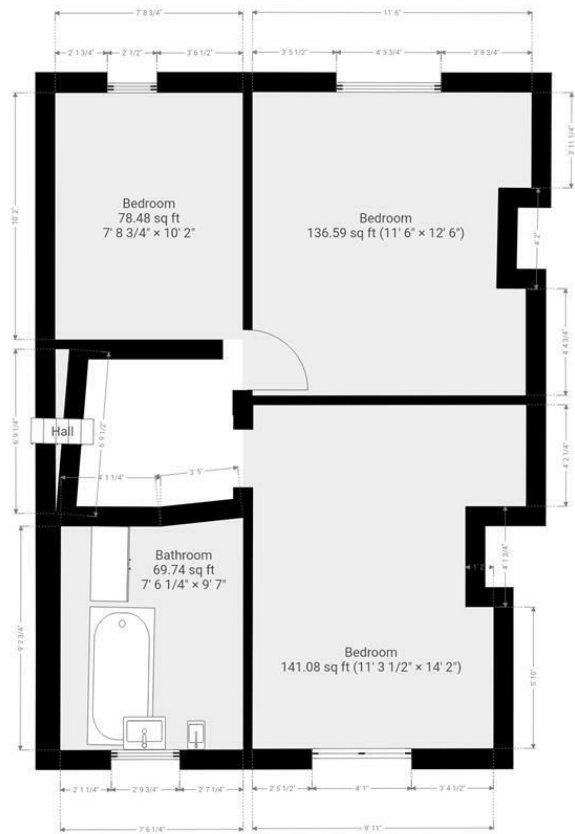
Additional Information

Local Authority -
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



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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

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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