



161 Rawsthorne Avenue, Manchester, M18 7GA

**£115,000**

- Two Double Bedroom Apartment
- Large Kitchen Living area
- Great Investment Opportunity
- Council Tax Band: A
- Included Parking Space
- Gas Central Heated
- Surrounded by Good Schools
- EPC: B


Welcome to the charming estates known as Rawsthorne Avenue in the vibrant city of Manchester. Built in 2008, this purpose-built property offers a modern living experience with a generous 614 square feet of well-designed space.


As you enter, you are greeted by a spacious hall way with a large storage area. The living area seamlessly flows into the kitchen area, offering a versatile way to live in the property. The kitchen is equipped with a fridge freezer, oven and hob, washing machine and dish washer. A lovely Juliet balcony adds a touch of elegance and allows natural light to flood the room, and allow for cool relaxed living during the summer months


The flat features two comfortable bedrooms, providing ample space for relaxation or study. The well-appointed bathroom ensures convenience and comfort for all residents.


One of the standout features of this property is the inclusion of a parking space, a rare find in such a popular location. With no onward chain, this flat is ready for you to move in without delay, making it an ideal choice for first-time buyers or landlord investors.

Situated in a sought-after area of Gorton, you will find yourself surrounded by a wealth of local amenities, including shops, parks, and transport links all within easy reach. This property presents a fantastic opportunity to enjoy modern living in a thriving community. Don't miss your chance to make this delightful flat your new home. Viewings are highly recommended and can be arranged by calling 0161 560 2915.

 2

 1

 1

 B

Council Tax Band:





Kitchen & Living area  
20'2" x 11'1"

Bathroom  
7'2" x 5'10"

Store Room  
4'3" x 3'3"

Bedroom One  
12'3" x 9'4"

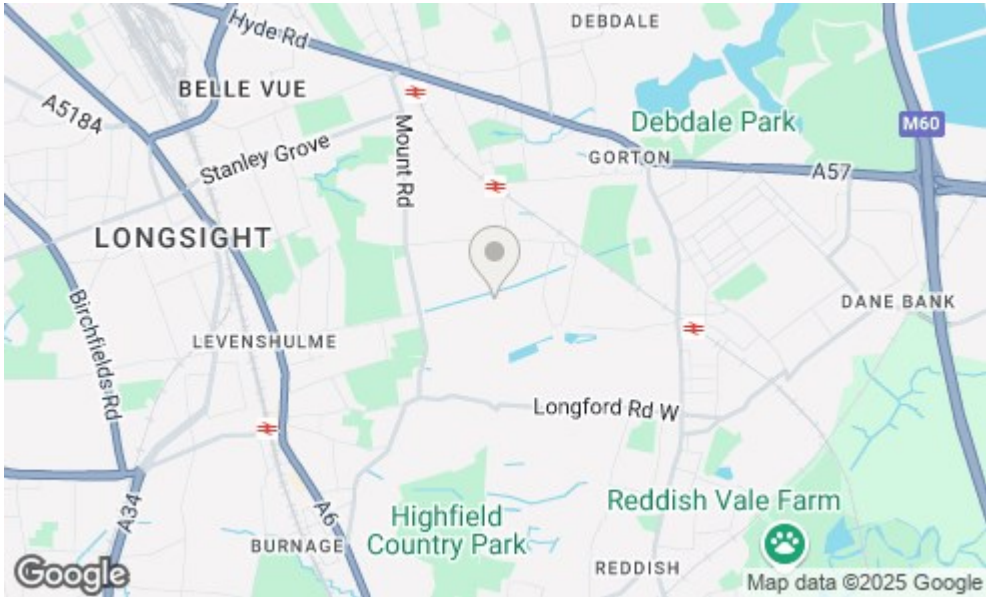
Bedroom Two  
12'3" x 8'0"

Anti Money Laundering  
MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Disclaimer  
Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	82	82
(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		





Total Area: 56.9 m<sup>2</sup> ... 612 ft<sup>2</sup>

All measurements are approximate and for display purposes only