



**32 Harold Avenue, Manchester, M18 7JT**

**Offers over £175,000**

- Two Double Bedrooms
- Rear Yard
- Great Selection of Schools
- Council Tax Band: A
- Two Reception Rooms
- Short Stroll to Debdale Park
- Popular Transport Links
- EPC: D

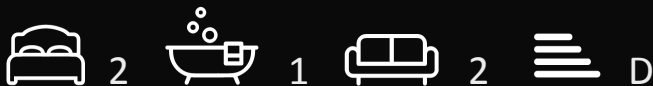
## 32 Harold Avenue, Manchester M18 7JT

Welcome to this charming two-bedroom mid-terrace house located on Harold Avenue in Gorton a short stroll from Debdale Park. Spanning an impressive 958 square feet, this spacious property offers a delightful living experience, perfect for both investors and residential buyers.

Upon entering, you will find two well-proportioned reception rooms that provide ample space to suite your style of living. The layout is both practical and inviting, making it easy to envision your own personal touch throughout the home. The property features two comfortable bedrooms, ensuring a restful retreat at the end of the day.

The bathroom is conveniently situated, catering to the needs of modern living. This home is ready to move into, allowing you to settle in without the hassle of extensive renovations. The absence of a chain further simplifies the buying process, making it an attractive option for those looking to make a swift purchase.

Situated in a popular location, this property is surrounded by a wealth of amenities, including shops, parks, and excellent transport links, ensuring that everything you need is within easy reach. Whether you are seeking a new home or a sound investment opportunity, this terraced house on Harold Avenue is a fantastic choice. Don't miss the chance to make it your own. To arrange a viewing, please call Kingsdale Estates on 0161 560 2915.



Council Tax Band:





### First Reception Room

9'10" x 11'1"

### Second Reception Room

10'5" x 12'9"

### Kitchen

7'10" x 9'10"

### Bedroom One

13'5" x 11'1"

### Bedroom Two

8'6" x 12'9"

### Bathroom

7'10" x 12'9"

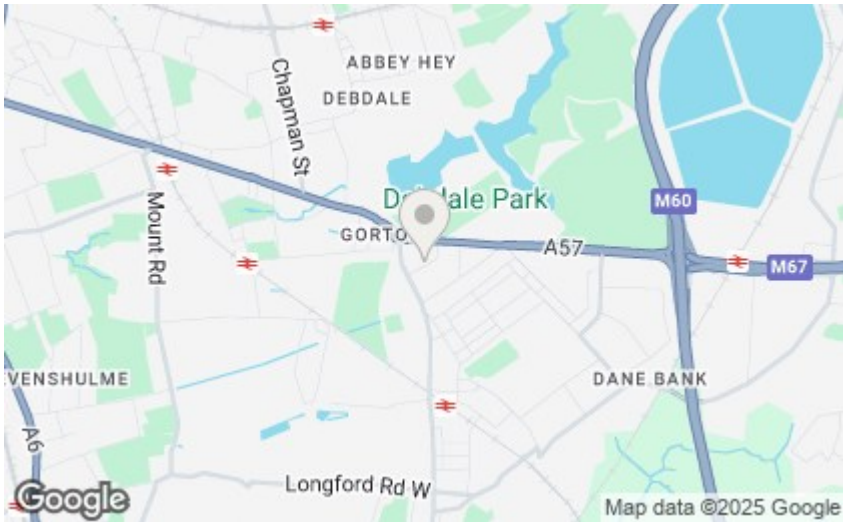
### Anti Money Laundering

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 queries prior to reaching a legal agreement.



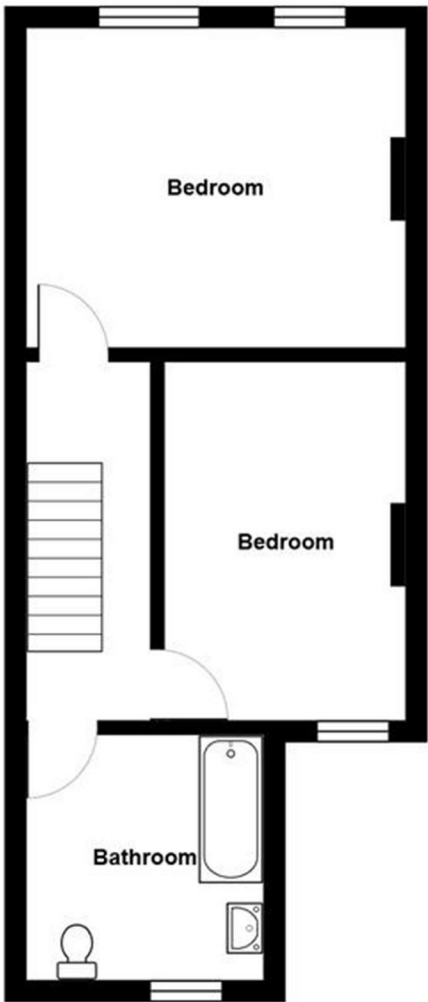
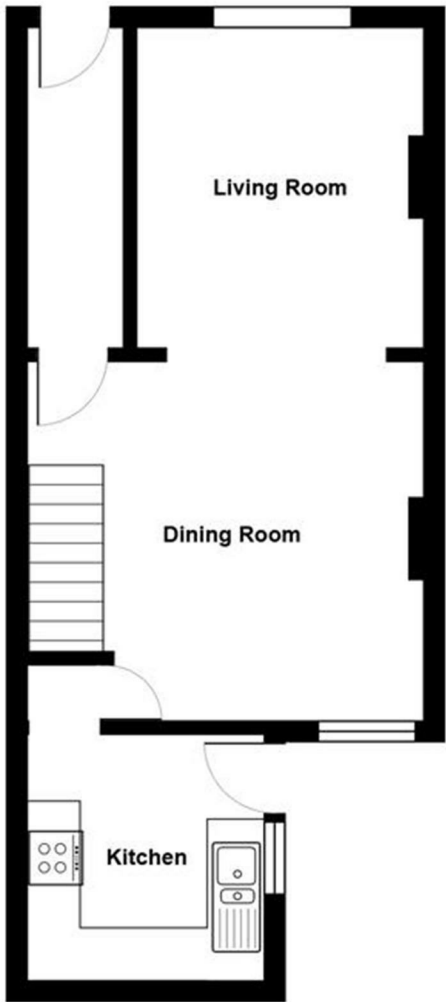


**Viewings**  
Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

**EPC Rating:**  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

32, Harold Avenue, M18 7JT



Total Area: 76.5 m² ... 823 ft²

All measurements are approximate and for display purposes only