





# 1 Assisi Gardens, Manchester, M12 5AS

Welcome to Assisi Gardens, Manchester - a charming semi-detached house with great potential! This property boasts a living room, open plan kitchen diner, 3 bedrooms, and a bathroom, providing ample space for a comfortable living experience for the whole family. Situated in a cul-de-sac location, this house offers gated parking for 2 vehicles, a valuable asset in a bustling city like Manchester. While the property is in need of modernisation, this presents an exciting opportunity for you to put your personal touch on the space and create the home of your dreams. There is a large wrap around garden, perfect for them after work BBQS!

With good transport links nearby, commuting to work or exploring the vibrant city of Manchester is a breeze. Additionally, the proximity to Gorton Monastery adds a touch of history and culture to the neighbourhood, perfect for those who appreciate architectural beauty.

## Price £240,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Porch

#### Living Room

14'9" x 12'10"

Laminate flooring. Ceiling light. Electric fire. Under stairs storage. Radiator.

#### Kitchen/Diner

15'8" x 9'2"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Space for fridge/freezer, washing machine and dryer. Combi boiler. Access to garden. Radiator.

#### Bedroom One

14'0" x 8'11"

Fitted carpet. Ceiling. Radiator. Telephone point.

#### Bedroom Two

10'1" x 8'2"

Fitted carpet. Ceiling. Radiator.

#### Bedroom Three

9'3" x 6'6"

Fitted carpet. Ceiling. Radiator.

#### Bathroom


Bath with electric shower over. Low level W/C. Sink with 2 tap holes. Radiator. Vinyl flooring.


## Externally

Driveway to the rear. Wrap around gardens.

## Additional Info

Freehold.

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

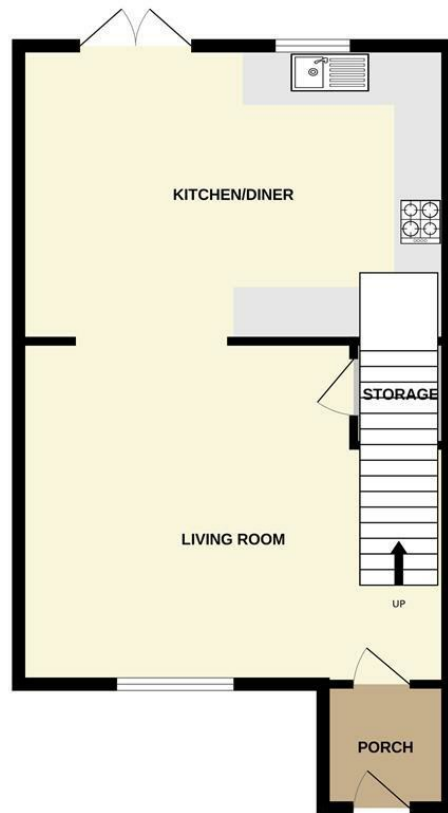
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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