



17 Falshaw Way, Gorton, Manchester, M18 7TG

Welcome to this charming three-bedroom house located in the heart of Falshaw Way, Gorton, Manchester. This modern three-storey property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family along with an open plan kitchen/diner.

With three well-appointed bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest room. The two bathrooms provide convenience and comfort for busy mornings or unwinding after a long day.

Situated just a stone's throw away from Manchester's bustling city centre, this house offers the perfect blend of suburban tranquillity and city convenience. Whether you're looking to enjoy the vibrant city life or retreat to the peace of your own home, this property caters to all your needs.

Don't miss the opportunity to make this house your home sweet home. Book a viewing today and envision yourself living in this wonderful property in the heart of Manchester. NO ONWARD CHAIN. FREEHOLD.

Price £230,000

Viewing arrangements

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

Entrance Hall

Ceiling light. Stairs to first floor.

Living Room

13'9" x 11'6"

Laminate flooring. Ceiling light. Radiator. Electric fire with surround.

Kitchen Diner

15'5" x 15'1"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Space for fridge/freezer and washing machine. Laminate flooring. Ceiling light. Radiator. Doors leading to rear garden.

Bedroom Two

13'8" x 8'4"

Carpet. Ceiling light. Radiator.

Bedroom Three

12'9" x 8'4"

Carpet. Ceiling light. Radiator.

Bathroom

Low level W/C. Sink with mixer tap. Bath with mixer shower over. Radiator. Ceiling light.

Bedroom One

15'3" x 11'6"

Carpet. Ceiling light. Radiator. Fitted wardrobes. Access to en-suite.

En-suite

Low level w/c. Sink with mixer tap. Shower cubical with mixer shower.

Additional Information

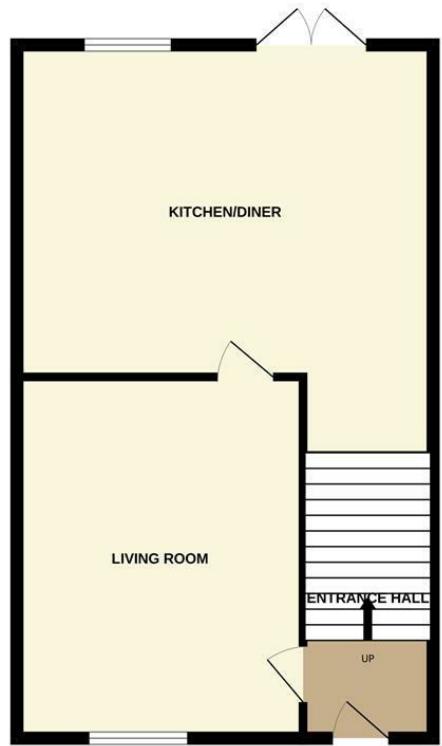
FREEHOLD

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	

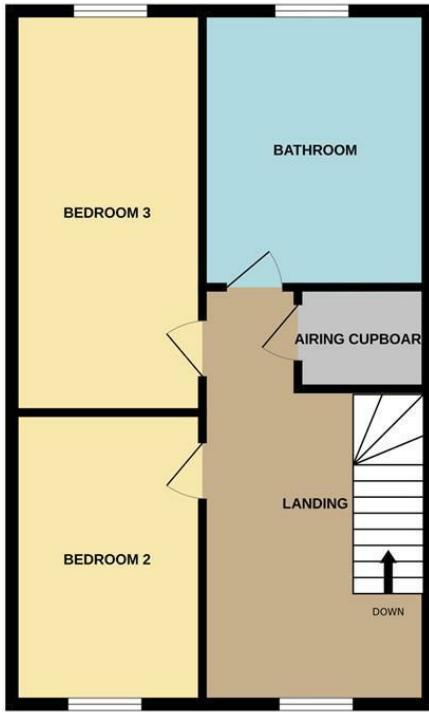
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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