



Cardrona Street, Gorton, Manchester, M18 7TH

- Three Bedroom Semi-detached House
- Secure Allocated Parking To Rear & On Road To Front
- Three Bathrooms Inc Ensuite & WC
- Large Rear Garden
- Fitted Kitchen With Dining Area & Patio Doors
- Close To Sport City

Price £255,000 Freehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this, three bedroom, semi-detached house, with secure allocated parking, located close to Sports City and within 10 minutes drive from Manchester city centre. The property briefly comprises; three bedrooms (two double and one single), spacious living area, fully fitted kitchen with dining area and patio doors. The master bedroom boasts an ensuite bathroom, there is also a family bathroom with shower over bath and downstairs wc. The property benefits from a large rear garden, secure allocated parking to the rear of the property and additional on street parking. Location also provides great public transport links into the city centre and easy access to the M602 / M60 / M61 and M62.

The property also makes a great investment opportunity, currently occupied on a rolling AST, current rental valuation is £1295 pcm

Council Tax Band B: £1456.45 - Manchester City Council [Prices correct as of 2022/2023 - please always refer to the council website]

Service charge per annum - £211.26 per year for car park maintenance

No EWS1 required.

Freehold.

Living Room 12'5" (3.78m) x 14'5" (4.39m)

Kitchen 16'6" (5.03m) x 11'7" (3.53m)

WC 7'1" (2.16m) x 4'9" (1.45m)

Bedroom 1 7'8" (2.34m) x 9'8" (2.95m)

Bedroom 2 7'7" (2.31m) x 8'8" (2.64m)

Bedroom 3 6'2" (1.88m) x 5'6" (1.68m)

Bathroom 6'4" (1.93m) x 5'5" (1.65m)

Ground rent

£0

Service Charge

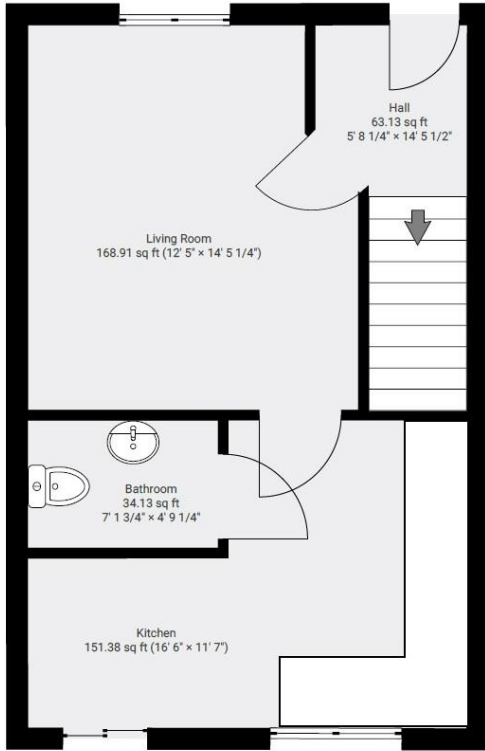
£211.26



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		90
(81-91) B	78	
(69-80) C		
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

▼ Ground Floor

ROOM



▼ 1st Floor

ROOMS:

