



6 Goring Avenue, Manchester, M18 8WW

Offers Over £210,000

***** END QUASI-SEMIDETACHED * FRONT AND REAR GARDENS * OFF ROAD PARKING * CONSERVATORY ***** Sanderson James are pleased to offer for sale this well presented property on a quiet avenue in Gorton. Close to local amenities and good transport links, this property has a great family friendly location. With parking to the front, you can easily step into the light lounge area with bay window. At the rear is the dining kitchen with plenty of cream gloss floor and wall units. Patio doors open into the conservatory and through to the rear garden, creating a great entertaining space for family gatherings. On the first floor is the family bathroom with tiled walls, modern suite and over bath shower. The three bedrooms are well proportioned, the master has fitted wardrobes. This property has all your property wish list boxes ticked. We would suggest watching the video then contacting Sanderson James to see how you could be moving into this ideal home.



Lounge
10'5" x 15'1" (3.2 x 4.6)

Kitchen
18'0" x 6'10" (5.5 x 2.1)

Conservatory
11'9" x 8'2" (3.6 x 2.5)

Garden

Master Bedroom
9'10" x 9'10" (3 x 3)

Second Bedroom
7'10" x 12'1" (2.4 x 3.7)

Third Bedroom
4'11" x 7'2" (1.5 x 2.2)

Family Bathroom

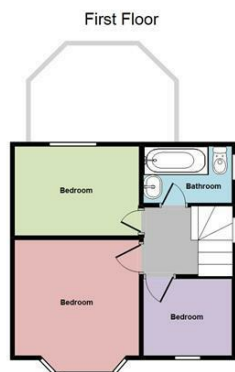
sales disclaimer
DISCLAIMER These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so

cannot verify they are in working order or fit for their purpose.

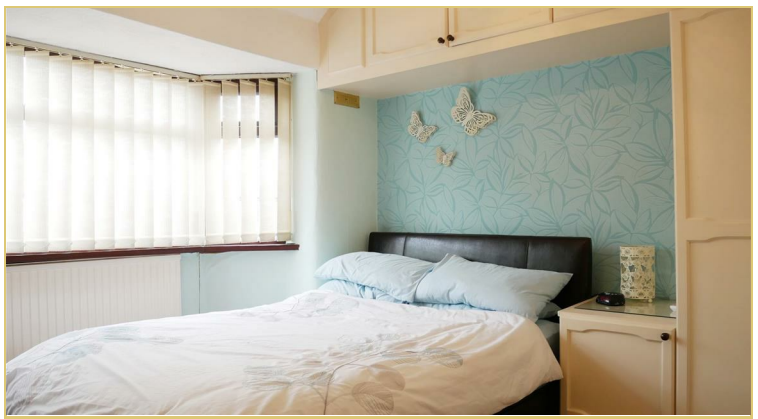
Sales Money Laundering
MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000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

sales opening hours
OPENING HOURS We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 7.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

sales thinking of selling
THINKING OF SELLING If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

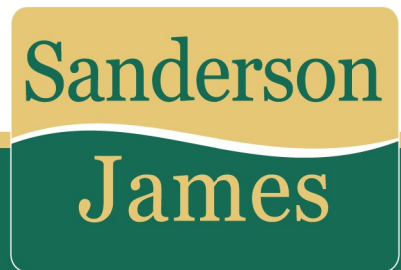


Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.



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		





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