



17 Aysgarth Avenue, Manchester, M18 8RA
£210,000

Sanderson James is delighted to present this exceptional semi-detached property now available for sale. This residence holds the potential to become your ideal family home or a lucrative investment opportunity, promising great returns. Upon entering this property, you'll be greeted by a generously proportioned lounge, recently adorned with a fresh coat of paint. The space is flooded with natural light through the windows positioned both at the front and rear. The rear kitchen, complete with cabinets for storage, and doors that opens up to a spacious garden which is accessible from front as well, including the car park entering from the rear. Moving upstairs, you'll find a spacious bathroom, two well-proportioned double bedrooms, and a comfortable single bedroom. Nestled in a sought-after area, this property is conveniently close to multiple schools and Gorton Train Station, making it an ideal residence for families and a promising investment prospect. For further details or to arrange a personal viewing, please do not hesitate to get in touch with Sanderson James.



Lounge

10'5" x 20'8" (3.19 x 6.31)

Kitchen

7'9" x 11'2" (2.37 x 3.42)

Garden

Bedroom One

9'9" x 10'2" (2.99 x 3.12)

Bedroom Two

10'5" x 8'3" (3.18 x 2.54)

Bedroom Three

6'0" x 10'2" (1.84 x 3.11)

Bathroom

7'5" x 5'9" (2.28 x 1.76)

Sales 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

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

We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Sales 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.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	 83 55
(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	 83 55
(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	

