



45 Moorton Avenue, Manchester, M19 2NQ
Offers Over £230,000

Sanderson James is excited to present this spacious semi-detached property for sale in Levenshulme, boasting close proximity to amenities and excellent transport links. While this property may require refurbishment, its generous size presents an opportunity to create your perfect sanctuary or a lucrative investment. Featuring off-road parking at the front, the property comprises a spacious lounge leading to a conservatory with views of the rear garden. The well-sized kitchen offers additional storage space, ideal as a family home. The expansive back garden provides ample space for social gatherings and relaxation. Additionally, a downstairs toilet adds to the convenience. Upstairs, three well-proportioned bedrooms await, with one bedroom connected to the attic space for extra storage. With its solid structure and potential, this home is poised to fulfil both family living and investment needs. Contact Sanderson James today if you're interested in exploring this opportunity further.



Lounge

Kitchen

Back Garden

Downstair WC

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

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.

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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.







