



## 37 Rawsthorne Avenue, Gorton, M18 7GA

£210,000

**\*\*\*FOR HOMEBUYERS AND INVESTORS\*\*\*** Sanderson James is delighted to present this stunning three-bedroom semi-detached property for sale. Upon entering, you'll be greeted by a welcoming hallway leading to the modern kitchen at the front of the property, and a spacious lounge at the rear with patio doors opening onto the generously sized back garden. For added convenience, there is also a downstairs toilet. Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom boasting an en-suite with shower, as well as a well-appointed family bathroom. Situated in an excellent area with nearby bus stops and multiple schools within walking distance. The Secret Lake and several parks are also in the area, offering opportunities for relaxation and leisure. This property can become your personal home or a lucrative investment portfolio. For further details or to schedule a viewing, please contact Sanderson James.



**Lounge**

**Kitchen**

**Downstair Toilet**

**Back Garden**

**Master Bedroom**

**En-suite**

**Bedroom Two**

**Bedroom Three**

**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.

**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			89
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

