



12 Delahays Range, Manchester, M18 7LU

£270,000

Sanderson James is delighted to introduce this spacious four-bedroom terrace property to the market for sale in the desirable area of Gorton. Positioned conveniently near transportation links and local amenities, this home offers both practicality and charm. Inside, you'll find a bright and airy through lounge, featuring bay windows at the front and patio doors leading to the backyard. The room is beautifully adorned and flooded with natural light. The adjacent kitchen is a chef's dream, boasting pristine white wall and floor units for ample storage. Upstairs, three well-proportioned bedrooms, a stylish grey-tiled family bathroom, and an additional toilet. The attic level houses another spacious bedroom. This property also enjoys the advantage of having a storage room in the basement. This property underwent extensive renovations in 2018, including the installation of new electrical wiring and a brand-new boiler system complete with copper piping and radiators. Maintained in impeccable condition, with minor enhancements, this spacious property offers the potential to be your perfect home or a lucrative investment opportunity. If this property has caught your attention, don't hesitate to get contact Sanderson James to arrange a viewing.



Lounge and Dinner

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Toilet

Attic Room

Backyard

cellar

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.







