



**** THREE BEDROOM, MID TERRACE HOME **** This FANTASTIC home is PERFECT for first time buyers or anyone who is looking to get onto the property ladder!!! This home benefits from THREE well proportioned bedrooms, a spacious lounge, an 18FT kitchen/diner and three piece bathroom. Outside there is a good sized sunny rear garden with a paved patio area and to the front there is a large, paved driveway suitable for off road parking for multiple vehicles. The property is gas central heated and double glazed. Positioned in a popular residential area within walking distance to Northern Moor Metrolink and Wythenshawe Park PLUS close to Wythenshawe Hospital, Manchester Airport and excellent commuter links such as M56, M60 and Princess Parkway. A truly terrific terraced home you won't want to miss!!! Viewings are by appointment only and can be arranged by contacting the office.





Entrance Hallway

Upvc door to the front, tiled flooring, ceiling light point, wall mounted radiator. plug points, carpeted stairs to the first floor and access into the lounge.

Lounge

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points, television point and access into the kitchen.

Kitchen/Diner

Fitted with a range of shaker style wall and base unit cupboards with contrasting roll top work surfaces and tiled splash backs. Space for a fridge freezer, washing machine and range cooker with over head extractor. Sink with draining board and mixer tap. Tiled flooring, ceiling spot lights, wall mounted radiator, plug points, understairs storage cupboard, double glazed window to the front, upvc door and window to the rear.

First Floor Landing

Carpeted stairs and landing, double glazed window to the side, plug points and loft hatch access. The loft is not boarded.

Bedroom One

Carpeted flooring, ceiling light point, wall mounted radiator, double glazed window to the rear and plug points.

Bedroom Two

Carpeted flooring, ceiling light point, wall mounted radiator, double glazed window to the rear and plug points.

Bedroom Three

Carpeted flooring, ceiling light point, wall mounted radiator, double glazed window to the front, plug points and storage cupboard with combi boiler.

Bathroom

Three piece bathroom with 'P' shaped bath with shower over, vanity handwash basin and pedestal W.C. Tiled walls and floor, double glazed window to the front, ceiling light point and wall mounted towel radiator.

Outside

To the front of the property there is a large paved driveway suitable for off road parking for a multiple vehicles and access to the rear garden. To the rear there is a sizeable sunny garden that has a large lawn and a paved patio.

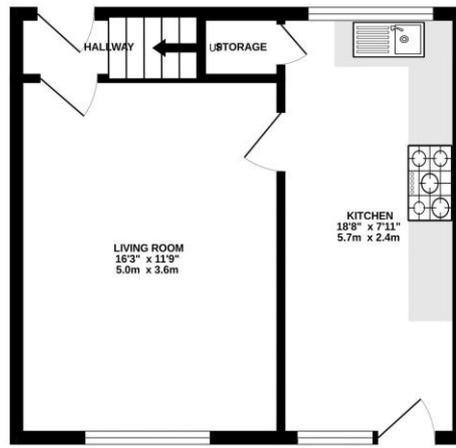




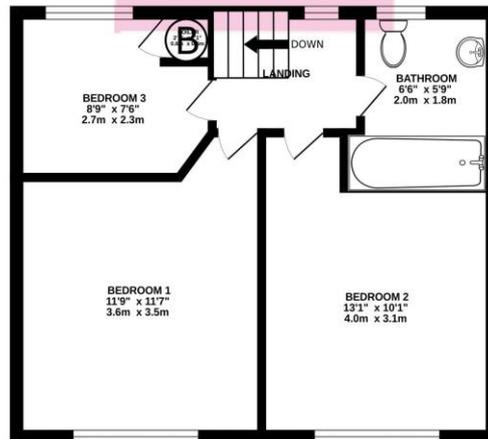
Thompson's
Estate Agents

Orton Road
Northern Moor M23 0PX

GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

47, Orton Road
MANCHESTER
M23 0PX

Energy rating

C

Valid until:

16 November 2026

Certificate number:

8197-4839-8929-9496-2963

Property type

Mid-terrace house

Total floor area

81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		