



Far Lane, Gorton, M18

Guide Price: £230,000

Freehold

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Offered to the market with NO ONWARD CHAIN, this charming two double-bedroom cottage on Far Lane, Gorton presents a fantastic opportunity for buyers looking to create a home to their own taste. In need of modernisation throughout, the property offers generous room proportions, plenty of character and an abundance of potential, making it an ideal purchase for first-time buyers, professional couples or those looking for a renovation project.

Far Lane enjoys a characterful setting within the Gore Brook Valley Conservation Area, approximately three miles east of Manchester city centre. The surrounding area offers a combination of established residential streets and green open spaces, with Sunny Brow Park and the Gore Brook Valley close by. Ryder Brow railway station is also conveniently positioned nearby, providing useful transport connections for commuters.

Approaching the property, you are welcomed by a small garden to the front which leads to an entrance porch. From here, you step directly into the fantastic-sized living room, a characterful reception space featuring exposed beams and an original brick fireplace surround which creates an attractive focal point. A small bay window to the front allows natural light into the room and adds to the cottage feel of the property.

The accommodation continues into a second generous reception room, providing an excellent dining or additional sitting space. Again benefitting from a bay window, the room offers plenty of space for a dining table and additional furniture, while double doors lead through into the kitchen.

The kitchen is particularly generous in size and is fitted with a modern range of base and eye-level units, providing ample storage and worktop space. There is also space for a selection of freestanding appliances, while a door provides direct access out to the rear garden.

To the first floor are two well-proportioned double bedrooms, both offering excellent space for bedroom furniture and providing plenty of scope for a new owner to update and personalise. Completing the first-floor accommodation is the fantastic-sized four-piece bathroom suite, offering a bath, separate shower enclosure, wash basin and WC.

Externally, the property benefits from an enclosed rear garden designed for relatively low maintenance, being predominantly paved and featuring raised flower beds which provide space for planting and greenery. Gated access to the rear adds further practicality.



- Freehold
- Council Tax Band B
- EPC Grade TBC





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Disclaimer

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