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48 Gravenmoor Drive, Cheetwood, Salford, M7 4YW

We are pleased to have for sale this two bedroom semi-detached house, located in the Cheetwood area of Manchester. The property comprises of a spacious lounge with electric fireplace, kitchen and dining area with integrated appliances, a ground floor W.C, double French doors allowing access to the rear garden. The first floor comprises of the family sized bathroom, two double bedrooms with the master including a storage space. Private driveway and rear garden. No Chain. Double glazing and gas central heating.

Asking Price £190,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Vestibule

Leads to all rooms.

Living Room

12'11" x 13'5"

Laminate flooring, spot lighting, double glazed UPVC window, radiator, electrical power sockets.

Dining/Kitchen

12'11" x 8'4"

Range of wall and base units, complimentary kitchen worktop, integrated oven / hob, tiled black splashback, double glazed UPVC window, spot lighting, radiator.

W/C

4'7" x 3'2"

Low level W.C, hand wash basin, towel rail, spot lighting.

Landing

Bedroom One

11'10" x 7'3"

Fitted carpets, spot lighting, double glazed UPVC window, radiator.

Bedroom Two

11'8" x 10'4"

Fitted carpets, radiator, double glazed window, storage area, spot lighting, electrical power sockets.

Bathroom

8'11" x 6'1"

Heated towel rail, opaque double glazed window, bath with glass shower screen, rain attachment with mixer, hand wash basin, W.C.

Externally

Enclosed Rear garden. Driveway.

Additional information

Ground Rent- £45 pa

Service Charge - TBC
 Council Tax Band - A
 EPC Rating- TBC
 Leasehold - 150 years from 2000

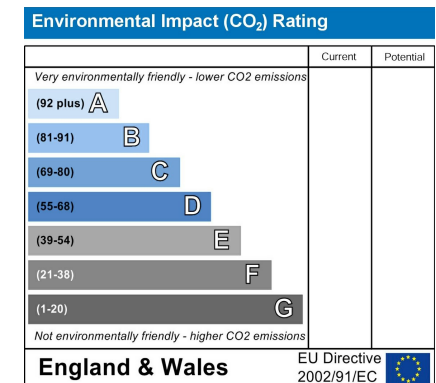
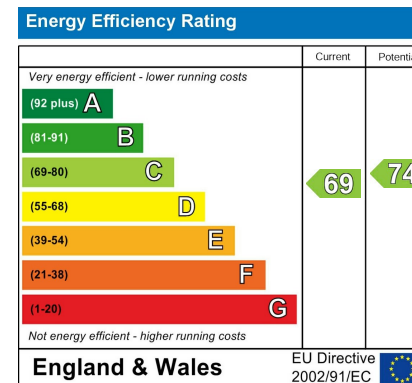
Agents Notes

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. From the 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) a total cost of £58.80 to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

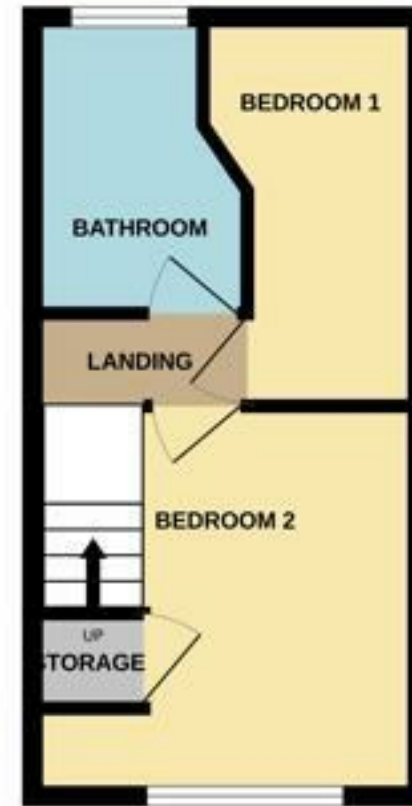
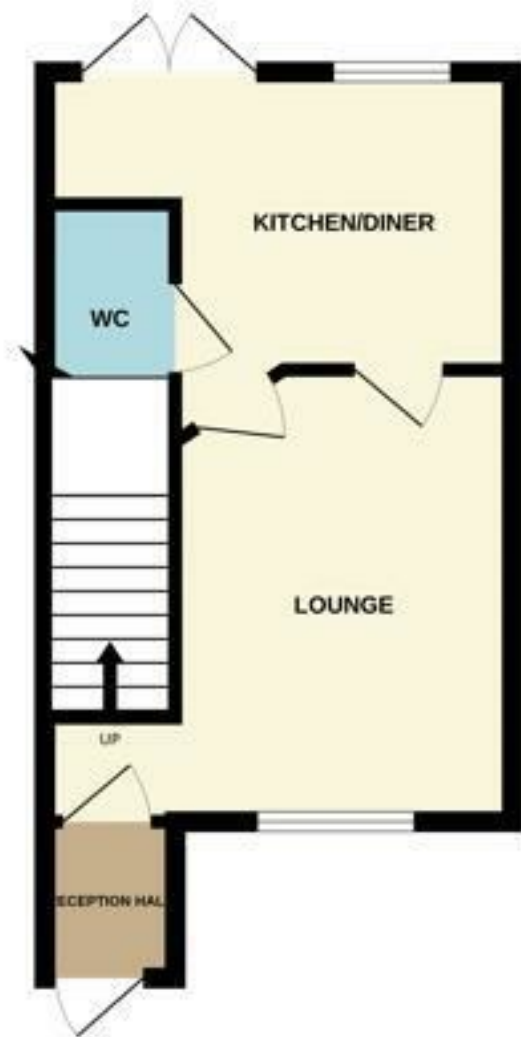
Please advise all parties making an offer that, should their offer be accepted, this non-refundable charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request, should you require it for your own compliance records.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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