

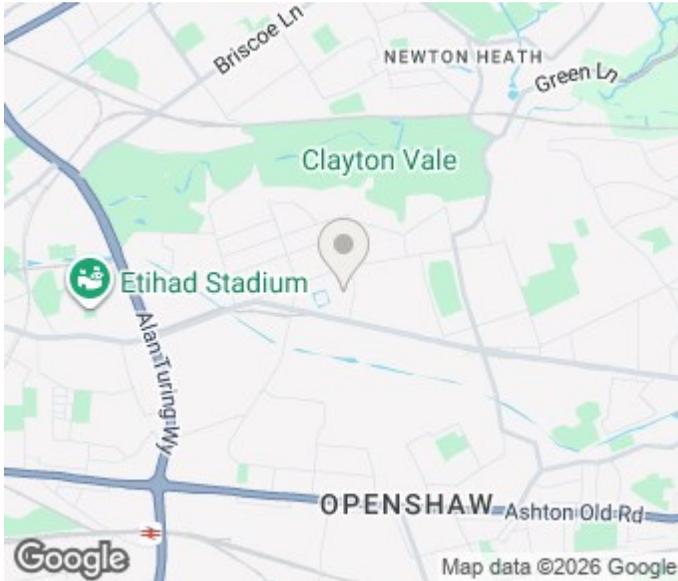


## 11 TOTTINGTON STREET MANCHESTER, M11 4WT

**£195,000**  
**FREEHOLD**

This beautifully presented two-bedroom mid-terraced home in M11 has just undergone a full renovation and is offered to the market in fantastic condition. Finished to a high standard throughout, the property is ready for immediate occupation, making it an ideal purchase for a first-time buyer looking for a turnkey home or an investor seeking a strong, low-maintenance addition to their portfolio. The ground floor offers a bright and spacious layout with brand-new flooring laid throughout, freshly replastered walls, and a stylish newly fitted kitchen complete with modern units and contemporary finishes. Upstairs, the property continues to impress with two well-proportioned bedrooms and a newly installed bathroom suite finished to a clean, modern standard. A brand-new boiler has also been fitted, providing peace of mind and improved energy efficiency for years to come. Situated in a convenient and well-connected location, the property is within close proximity to Ashburys train station, offering direct access into Manchester Piccadilly in just a few minutes. The Etihad Campus Metrolink stop is also nearby, providing excellent tram links across Greater Manchester. There is easy access to the A6010 and A57, making commuting straightforward, while a range of local shops, supermarkets, schools and the Etihad Stadium are all within walking distance, further enhancing the appeal of this superb home.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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