



PETER
ANTHONY
EST 1986

Furnival Road, Gorton, Manchester,
M18 8DQ

Asking Price: £180,000

Two Bedrooms
Two Reception Rooms
Great Potential
Chain Free & Freehold
Off Road Parking
Rear Garden
Conservatory
Viewing Advised



Situated in a highly sought-after location, this chain-free semi-detached house presents an ideal opportunity for buyers looking for a hassle-free purchase.

The freehold property comprises 2 bedrooms and 2 reception rooms, offering a generous 700 sq ft of living space. Natural light floods the interior, creating a warm and inviting ambience. Outside, a garden provides a peaceful retreat, perfect for relaxation or entertaining.

The property also features a conservatory, offering a tranquil space to enjoy the outdoors. With the added benefit of off-street parking, this residence combines comfort with convenience.

Don't miss out on the chance to call this house your home and enjoy the best of both worlds. Contact us today to schedule a viewing and seize



this fantastic opportunity.

Ground Floor

Porch:

uPVC double glazed window and door to front elevation and tiled flooring.

Entrance Hall:

uPVC double glazed floor leading to porch, ceiling light point and radiator.

Living Room:

15'7" x 10'3" (4.75m x 3.12m):

uPVC double glazed window to front elevation, laminate flooring, radiator and ceiling light point.



Dining Room:

13'4" x 7'3" (4.06m x 2.2m):

Opening leading to kitchen, under stairs storage, laminate flooring, ceiling light point and radiator.

Kitchen:

13'11" x 6'8" (4.24m x 2.03m):

uPVC double glazed window and door leading to conservatory, linoleum flooring, ceiling light point, radiator, a range of base and wall units with roll top work-surface, plastic sink and drainer with mixer tap and wall mounted extractor hood.

Conservatory:

9'1" x 5'10" (2.77m x 1.78m):

uPVC double glazed windows to rear and side elevation, uPVC double glazed patio door leading to rear garden and linoleum flooring.

First Floor

Stairs & Landing

Bedroom One:

11'2" x 10'8" (3.4m x 3.25m):

uPVC double glazed window to front elevation, laminate flooring, ceiling light point and radiator. Walk in wardrobe 1.31m x 1.01m

Bedroom Two:

9'11" x 7'9" (3.02m x 2.36m):

uPVC double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobe.

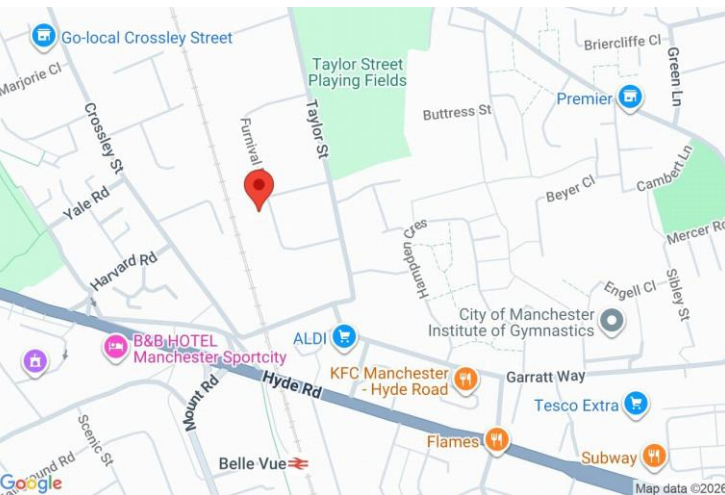
Bathroom:

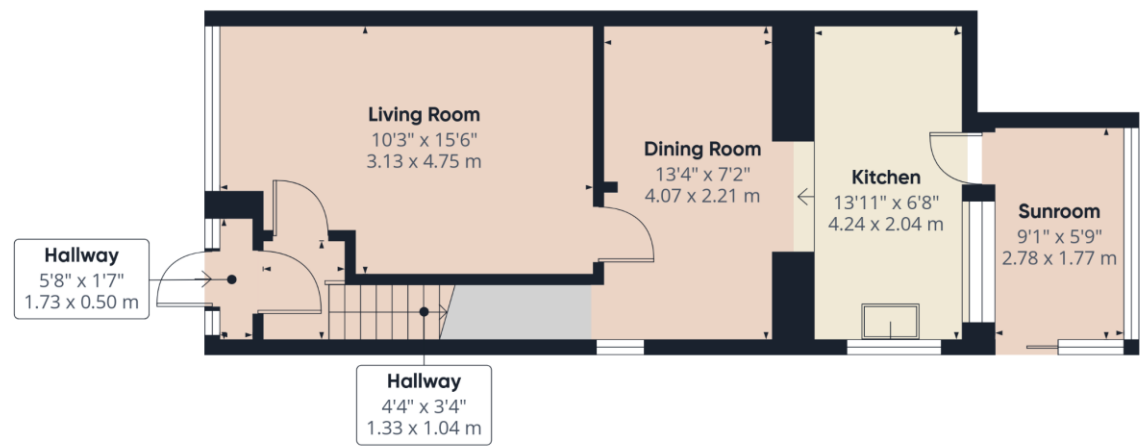
6'11" x 5'4" (2.1m x 1.63m):

uPVC double glazed window to rear elevation, ceiling light point, tiled walls, radiator, wet room flooring, low level wc, Hand wash basin and electric shower.

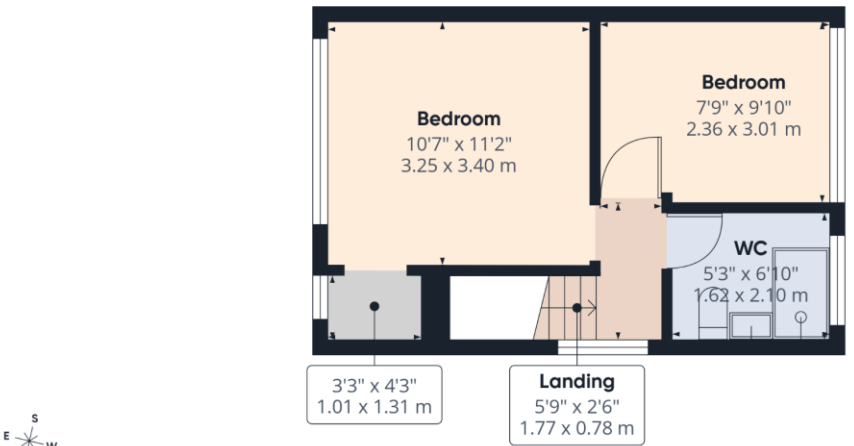
Externally:

Tarmac driveway, flag paved path leading to front door and flower beds. Enclosed rear garden with flag paved patio and raised flower beds.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾
700 ft²
65 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Manchester City Council

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements