



PETER  
ANTHONY  
EST 1986

Rawsthorpe Avenue, Gorton,  
Manchester, M18 7GA

Asking Price: £115,000

Second floor apartment  
Two bedrooms & One bathroom  
Approx. 557 sq ft of living space  
Bright and inviting throughout  
Residents' parking  
Well maintained and ready to move into  
Convenient location in Highly Sought  
After Location  
Ideal for first-time buyers or investors



**A bright and well-presented two-bedroom second floor apartment, ideally positioned on Rawthorne Avenue, offering approximately 557 sq ft of comfortable living space — perfect for first-time buyers or investors alike.**

**This inviting property benefits from a thoughtfully arranged layout, providing a welcoming feel throughout. The spacious living area is filled with natural light, creating a warm and airy atmosphere ideal for both relaxing and entertaining. The separate kitchen is well-maintained and practical, offering ample storage and workspace.**

**There are two well-proportioned bedrooms, both offering flexibility for sleeping, working from home or additional storage, along with a modern bathroom suite finished to a good standard.**



**The apartment is accessed via a secure communal entrance and is set within a well-kept development, further complemented by residents' parking for added convenience. The property has been clearly cared for and is presented in a clean, accessible condition, allowing buyers to move straight in or let out with minimal effort.**

**Situated in a popular residential area, the property benefits from excellent local amenities, transport links, and easy access to Manchester city centre, making it a highly practical and desirable location.**

#### **Second Floor**

##### **Entrance Hall:**

Entered via wooden door from communal hallway, uPVC double glazed windows to rear elevation, carpet and ceiling light points.



##### **Open Plan Living Room & Kitchen:**

19'10" x 11'1" (6.05m x 3.38m):

##### **Kitchen Area**

uPVC double glazed window to rear elevation, linoleum flooring, ceiling light point, radiator, a range of base and wall units with roll top work-surface and tiled splash back, stainless steel sink with drainer, four ring gas hob, integrated electric oven and wall mounted extractor hood.

##### **Living Area**

uPVC double glazed patio door with Juliet balcony to front elevation. carpet, radiator and ceiling light point.

##### **Bedroom One:**

12'3" x 8'8" (3.73m x 2.64m):

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

**Bedroom Two:**

9'2" x 8'8" (2.8m x 2.64m):

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

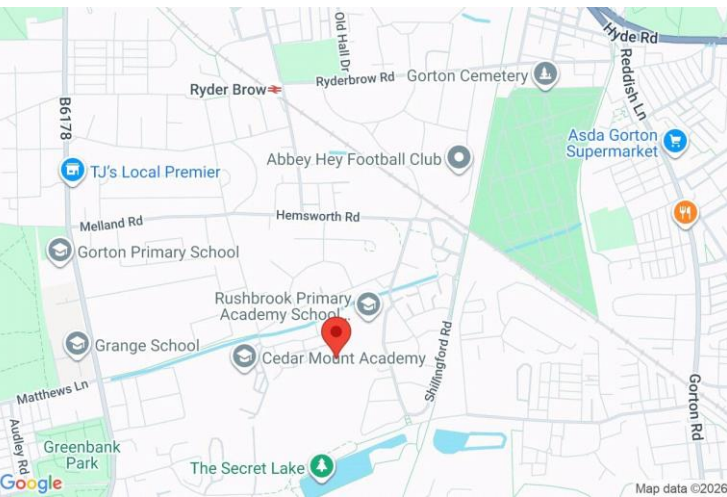
**Bathroom:**

6'10" x 5'6" (2.08m x 1.68m):

Ceiling light point, linoleum flooring, radiator, white three piece bathroom suite comprising of low level wc, pedestal hand wash basin, panelled bath with thermostatic mixer shower and glass shower screen.

**Externally:**

Set within well maintained communal gardens with residents parking to the rear of the property.



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**COUNCIL TAX BAND**

Tax band A

**TENURE**

Leasehold 103 years 6 months

**LOCAL AUTHORITY**

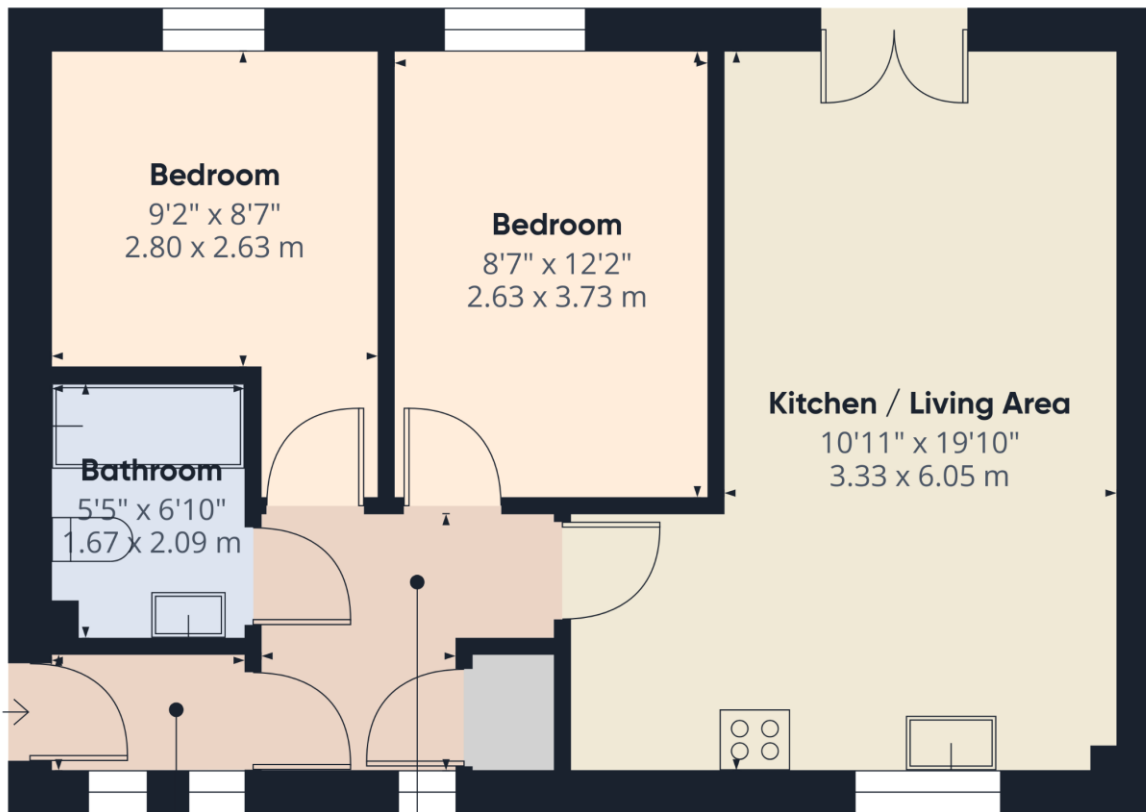
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Approximate total area<sup>(1)</sup>  
557 ft<sup>2</sup>  
51.8 m<sup>2</sup>

(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



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

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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 and 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