



PETER
ANTHONY
EST 1986

Vine Street, Gorton, Manchester,
M18 8SR

Asking Price: £220,000

Fantastic Property
Three Bedrooms
Large Living Room
924sq ft Of Living Space
Chain Free & Freehold
Well Maintained
Great First Home
Perfect Rental Potential
Viewing Advised



Located in a highly sought after location, this end of terrace house is a chain-free and freehold gem offering a harmonious blend of comfort and convenience. With a spacious 924 sq ft layout, this well-kept property boasts three bedrooms, making it perfect for families or professionals seeking a tranquil abode. The interior exudes warmth and brightness, with generous natural light illuminating the space.

Externally, a private outdoor area awaits, ideal for relaxation or hosting gatherings. On-street parking is readily available, ensuring effortless access for both residents and visitors. Positioned in a sought-after locale, this affordable property provides easy reach to local amenities, schools, and transport links.

Don't miss out on the chance to call this place your own and revel in a lifestyle of comfort and convenience. Get in touch today to schedule a viewing and secure your new home.

Ground Floor

Living Room:

24'10" x 13'10" (7.57m x 4.22m):

uPVC double glazed door to front elevation, uPVC double glazed windows to front and rear elevation, laminate flooring, ceiling light point and radiators.

Kitchen:

12'3"x 8'5" (3.73mx 2.57m):

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

First Floor

Stairs & Landing

Bedroom One:

14' x 12'2" (4.27m x 3.7m):

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

Bedroom Two:

12'4" x 9'2" (3.76m x 2.8m):

uPVC double glazed window to rear elevation,
laminated flooring, ceiling light point and radiator.

Bedroom Three:

8'6" x 7'3" (2.6m x 2.2m):

uPVC double glazed window to rear elevation,
laminated flooring, ceiling light point and radiator.

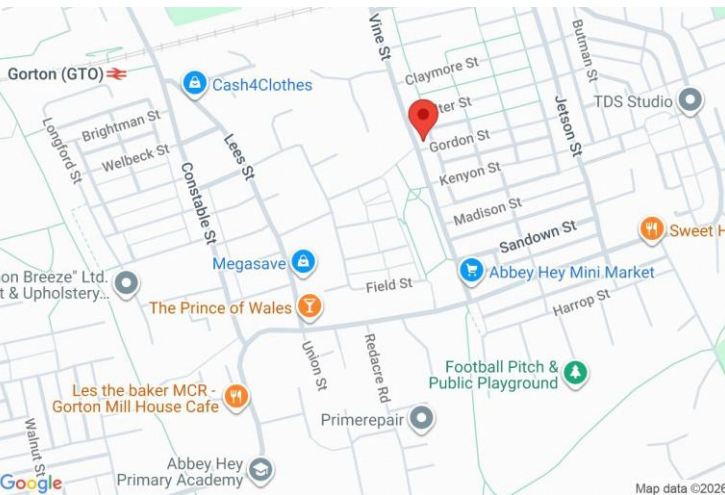
Bathroom:

7'11" x 5'7" (2.41m x 1.7m):

uPVC double glazed window to side elevation,
linoleum flooring, ceiling light point, radiator, white
three piece bathroom suite comprising of low level wc,
pedestal hand wash basin and panelled bath with
electric shower and folding shower screen.

Externally:

Small walled yard to front of property with gated
access and path to front door. Enclosed rear yard with
gated access to rear alley.



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Approximate total area^m

924 ft²
85.8 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

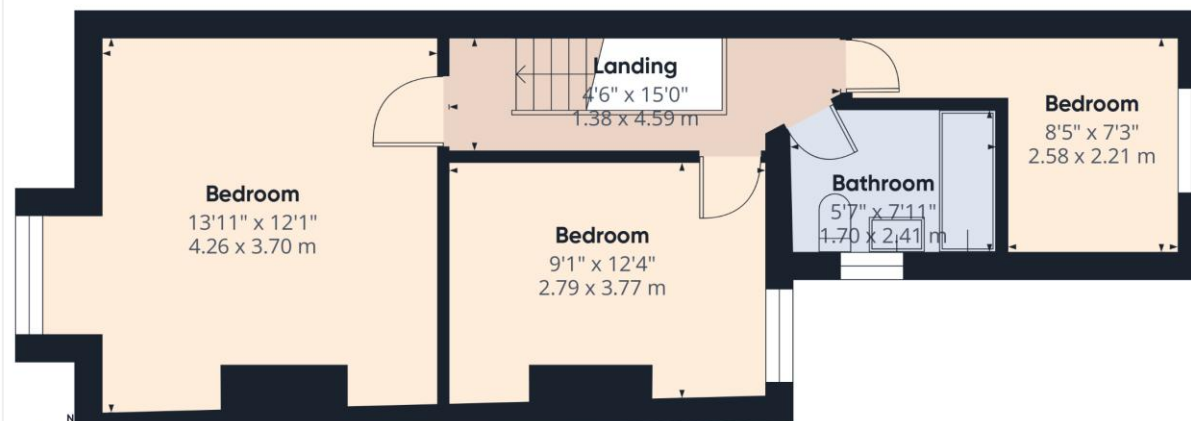
LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Floor 1

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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