



PETER
ANTHONY
EST 1986

Bakewell Street, Gorton,
Manchester, M18 7AT

Asking Price: £170,000

Two Double bedrooms
Highly Sought After Location
Chain Free
Freehold
Perfect First Home
Ideal Investment Property



This charming freehold period terraced house offers 563 sq ft of well-proportioned living space and is being sold chain free, making it an ideal purchase for first-time buyers or investors. The accommodation comprises two comfortable bedrooms, providing a cosy yet practical layout suited to small families or those seeking manageable living.

The interior combines traditional character with modern convenience, creating a welcoming and well-maintained home. Outside, there is a private outdoor space, perfect for relaxing or entertaining, while on-street parking adds further convenience for vehicle owners.

Located in a sought-after area, the property benefits from excellent access to local amenities, schools and transport links, ensuring a comfortable and connected lifestyle. This terrace

presents a fantastic opportunity to acquire a freehold home with no onward chain, so early viewing is highly recommended to fully appreciate its potential and charm.

Ground Floor

Entrance Hall:

uPVC double glazed door to front elevation, laminate flooring, ceiling light point and electric heater.

Living Room:

12' x 8'3" (3.66m x 2.51m):

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

Kitchen:

12'5" x 12'3" (3.78m x 3.73m):

uPVC double glazed window to rear elevation, wooden door leading to rear yard, linoleum flooring, ceiling light point, radiator, a range of base and wall units with roll top work-surface, stainless steel sink with drainer, four ring gas hob and integrated electric oven.

First Floor

Stairs & Landing

Bedroom One:

12'4" x 10'6" (3.76m x 3.2m):

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

Bedroom Two:

9'5" x 8'2" (2.87m x 2.5m):

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

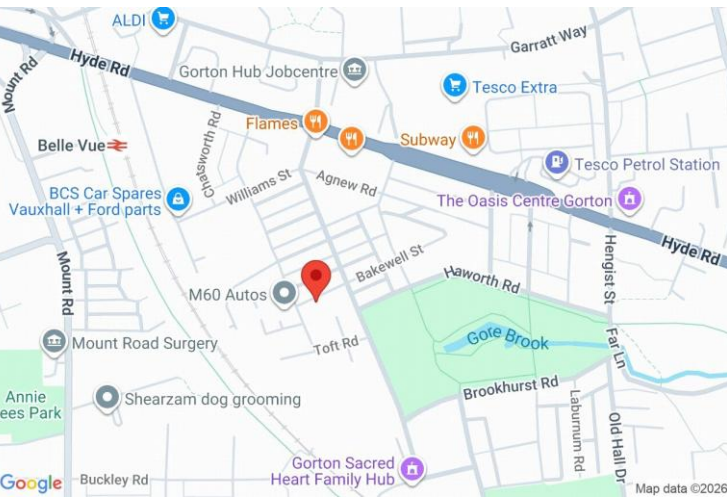
Bathroom:

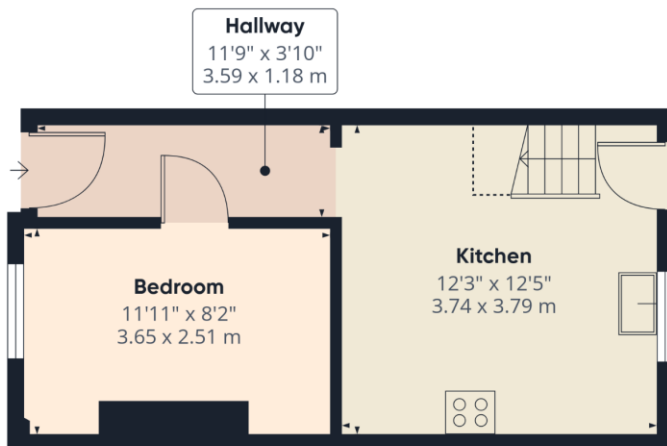
6'8" x 5'7" (2.03m x 1.7m):

Linoleum flooring, ceiling light point, radiator, white three piece bathroom suite comprising of low level wc, pedestal hand wash basin and panelled bath with shower off taps.

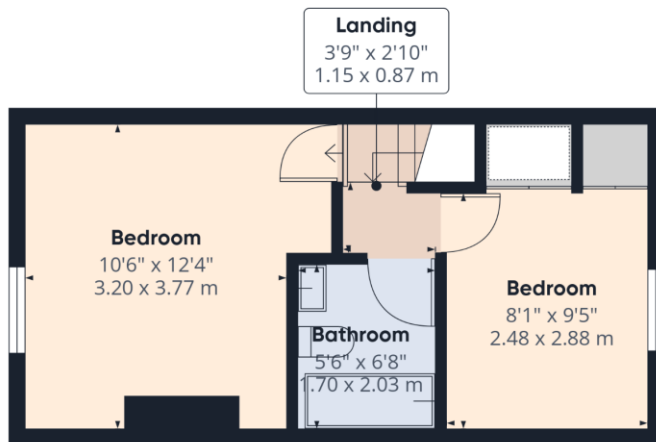
Externally:

Enclosed rear yard with gated access to rear alley.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

563 ft²
52.3 m²

Reduced headroom

8 ft²
0.7 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

Freehold

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	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 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