



PETER
ANTHONY
EST 1986

Maybury Street, Gorton,
Manchester, M18 8GP

Asking Price: £170,000

Fantastic Mid Terrace Property
Two Bedrooms
Well Maintained Throughout
Ideal First Home
Great Investment Property
Chain Free
Freehold



This bright and well-maintained freehold terraced house offers a comfortable and inviting living space spanning approximately 650 sq ft. Perfectly suited for first-time buyers or small families, the property features two spacious bedrooms, a cosy living area, and a practical kitchen that benefits from ample natural light throughout the day. The interior has been thoughtfully cared for, ensuring a welcoming atmosphere from the moment you step inside.

Offered chain free, this home provides a smooth and straightforward purchase process. Conveniently located, it grants easy access to local amenities, schools, and transport links, making daily commuting effortless. On-street parking is available, adding to the ease of living in this sought-after neighbourhood.

The property's layout maximises space and functionality, allowing for flexible living arrangements. Whether you are looking to settle down or invest, this charming terraced house represents excellent value and potential. Early viewing is highly recommended to fully appreciate the quality and convenience on offer.

Ground Floor

Living Room:

12'8" x 11'2" (3.86m x 3.4m):

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

Kitchen/Diner:

13'7" x 12'9" (4.14m x 3.89m):

uPVC double glazed window and door to rear elevation, linoleum flooring, ceiling light point, radiator, a range of base and wall units with roll top work-surface, stainless steel sink with drainer, mister tap and free standing cooker.

First Floor

Stairs & Landing

Bedroom One:

12'8" x 11'3" (3.86m x 3.43m)

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

Bedroom Two:

16'8" x 8' (5.08m x 2.44m):

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

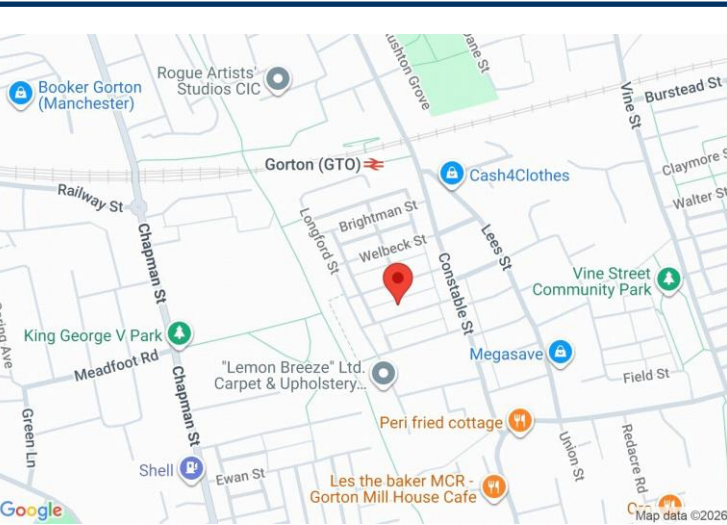
Bathroom:

9'3" x 4'4" (2.82m x 1.32m):

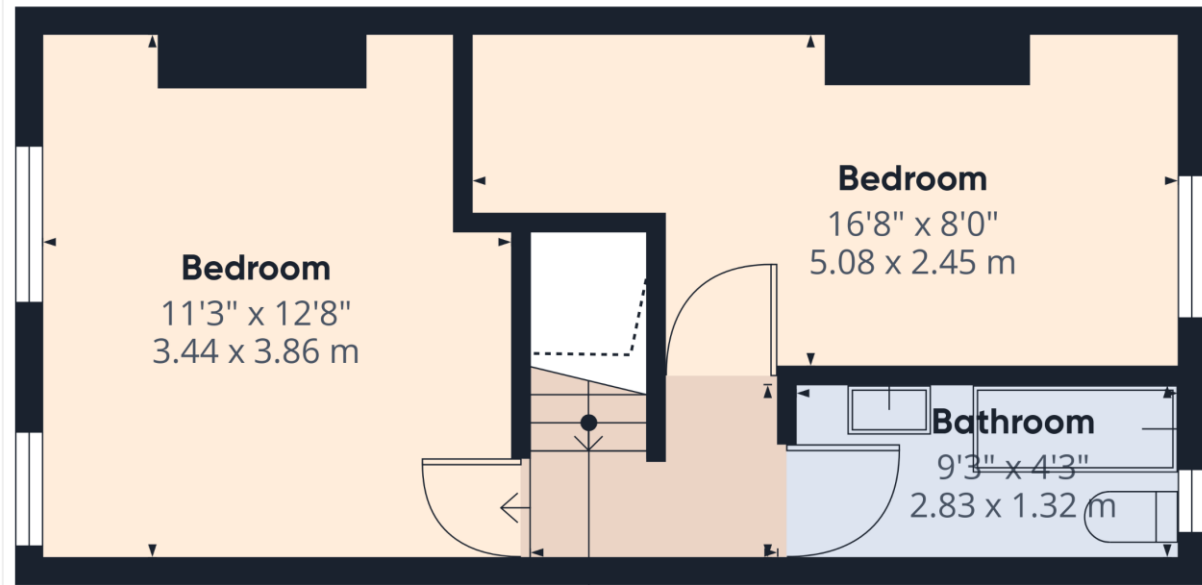
uPVC double glazed window to rear elevation, linoleum flooring, ceiling light point, radiator, white three piece bathroom suite comprising of low level wc, pedestal hand wash basin and panelled bath with shower off taps.

Externally:

Enclosed yard to rear of property with gated access to rear alley.



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Landing
5'10" x 4'4"
1.78 x 1.33 m



Floor 1

Approximate total area⁽¹⁾
309 ft²
28.7 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		88 B
69-80	C	71 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 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