



32 HAROLD AVENUE MANCHESTER

OFFERS OVER **£125,000**
FREEHOLD

This two-bedroom terrace house in Gorton is a fantastic opportunity for investors or those looking to put their own stamp on a property. Requiring a full renovation, the house offers excellent potential to create a home tailored to your taste. With some imagination and hard work, this could be transformed into a beautiful residence or a profitable investment. The property features two generous reception rooms, providing ample space for living and dining areas, with the potential to redesign the layout to suit modern living. The kitchen requires updating but could easily be reconfigured into a more functional and contemporary space. Upstairs, you'll find two large bedrooms, both offering plenty of natural light and space for storage. The family bathroom also needs a complete overhaul, but the blank canvas allows for endless possibilities in design. To the rear of the property, there is a small back yard, ideal for creating a low-maintenance outdoor space. With a bit of care, it could become a pleasant area to relax or entertain. Located in a well-connected part of Gorton, the house benefits from excellent transport links, with nearby train stations and bus routes providing easy access to Manchester city centre and surrounding areas. Local amenities, including shops, schools, and parks, are all within close proximity, making it a convenient spot for both families and professionals. This property is vacant and ready for someone to take on the project, whether you're an investor looking to renovate and rent or sell, or a homeowner eager to create your dream home. The potential is undeniable—viewings are highly recommended.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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