

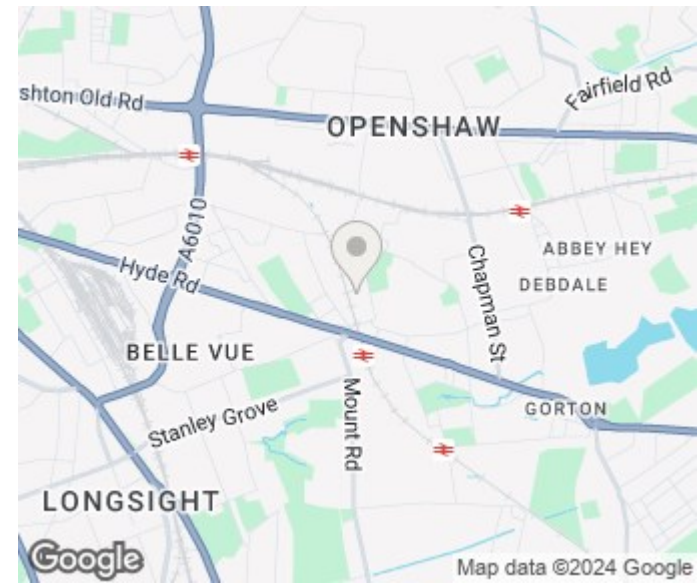


## 62 FURNIVAL ROAD MANCHESTER, M18 8DQ

**£175,000**  
**FREEHOLD**

\*\*\*Two-Bedroom Semi-Detached with Off-Road Parking in Gorton\*\*\* Jacob Knight is thrilled to present this spacious two-bedroom semi-detached home in Gorton, perfectly positioned for convenient access to Manchester City Centre and surrounded by a wealth of local amenities. This inviting property is located near multiple reputable schools, making it a superb choice for families. The ground floor boasts a generously sized lounge with an easy flow into the kitchen, which is outfitted with ample wall and floor units, perfect for both cooking and storage. Beyond the kitchen lies a charming conservatory with views of the peaceful, low-maintenance garden, which also includes a practical shed for added storage. Upstairs, two well-proportioned double bedrooms offer plenty of space, complemented by a beautifully tiled family bathroom that enhances the home's appeal. With just a few personal touches, this property could easily become your dream home or a rewarding investment opportunity. Interested? Don't miss out—contact Jacob Knight Estate Agents today to arrange your viewing and discover all this delightful home has to offer!





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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