

67 Reddish Lane, Gorton, Manchester, M18 7JL  
Tel: 0161 2310808 | [gorton@sandersonjames.co.uk](mailto:gorton@sandersonjames.co.uk)  
[www.sandersonjames.co.uk](http://www.sandersonjames.co.uk)

Sanderson  
James



**46 Mayfield Grove, Manchester, M18 7JS**

**Offers Over £95,000**

**\*\* TWO BEDROOM TERRACE ON GORTON/REDDISH BORDER\*\*** Sanderson James are pleased to offer this charming two bedroom terrace for sale. The property is situated in the popular area of the Gorton Reddish border, close to the open spaces of Debdale Park, conveniences of the Denton Asda and excellent transport links, to the city centre, Stockport and the M60. The property has been looked after for many years throughout and is ready for you to move into. Briefly it comprises of an entrance vestibule leading into the Living room which has a feature fireplace, you are then lead through to the dining room and modern fitted kitchen to the rear. To the first floor there are two generous size double bedrooms and a family bathroom with over bath shower. Externally there is a rear courtyard that is not overlooked. Competitively priced, we expect that this home will sell quickly, book your viewing now.



Sales | Lettings & Property Management | Property Investment Advise | Mortgages



### LOUNGE

12'4" x 12'2" (3.76 x 3.73)

### DINING ROOM

12'3" x 11'11" (3.75 x 3.65)

### KITCHEN

7'10" x 7'2" (2.40 x 2.20)

### YARD

### MASTER BEDROOM

12'2" x 12'3" (3.71 x 3.75)

### BATHROOM

7'10" x 6'10" (2.41 x 2.10)

### SECOND BEDROOM

13'5" x 9'5" (4.10 x 2.88)

### sales disclaimer

**DISCLAIMER** These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services,

including gas central heating\* and so cannot verify they are in working order or fit for their purpose.

### Sales Money Laundering

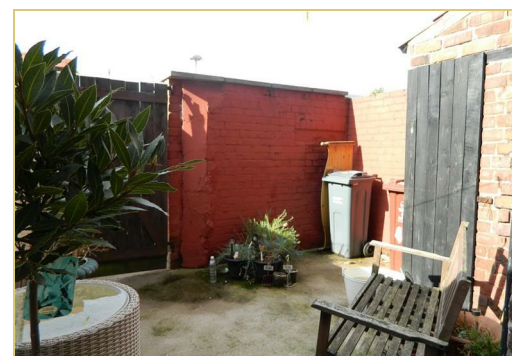
**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

### sales thinking of selling

**THINKING OF SELLING** If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

### sales opening hours

**OPENING HOURS** We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.



Ground Floor

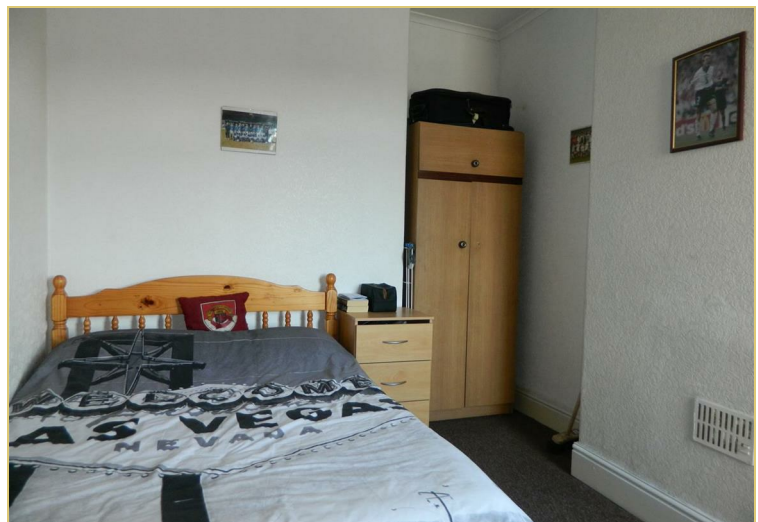
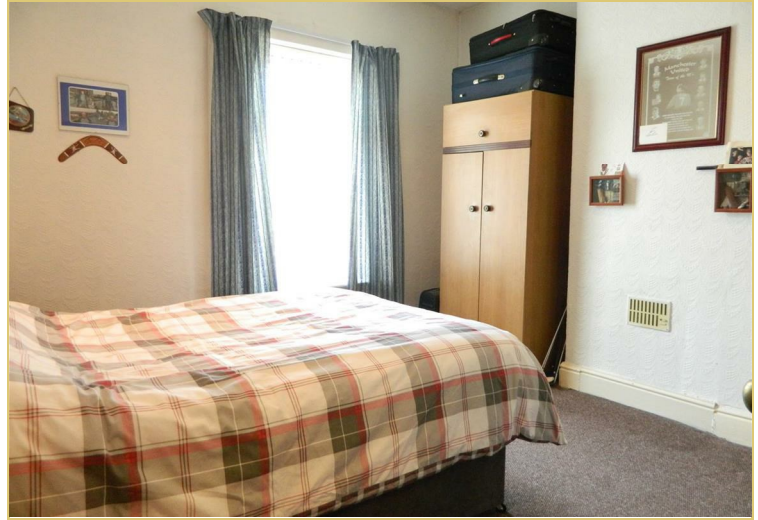


First Floor



*Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.*





Energy Efficiency Rating	
Current	Potential
	87
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	86
England & Wales	EU Directive 2002/91/EC

Sanderson  
James