



42 Mayfield Grove, Manchester, Lancashire M18 7JS

£99,950

**** 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 boarder, close to the open spaces of Debdale Park, convenient for Denton Asda and excellent transport links, to the city centre, Stockport and the M60. The property has been looked after for many years throughout by its current owner. 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 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.



Lounge

12'2" x 12'2" (3.73 x 3.72)

Dining Room

12'2" x 12'0" (3.73 x 3.66)

Kitchen

6'11" x 7'10" (2.11 x 2.41)

Pantry

5'8" x 2'6" (1.74 x 0.77)

Master bedroom

12'4" x 12'1" (3.76 x 3.69)

Second Bedroom

12'1" x 9'6" (3.7 x 2.92)

Family Bathroom

6'11" x 8'0" (2.11 x 2.46)

letting contact

Please contact Sanderson James to arrange a viewing on 0161 231 9696 or email lettings@sandersonjames.co.uk to appreciate the quality this property has to offer. References & deposit required.

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.



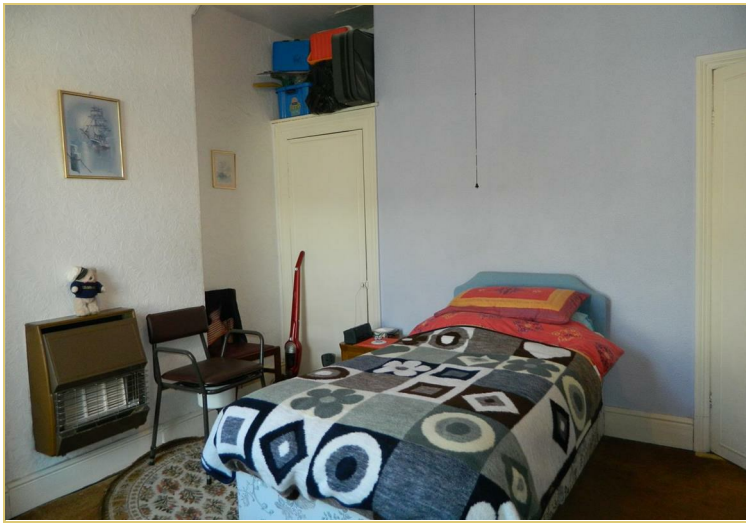
Ground Floor



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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