




864 Hyde Road, Gorton, Manchester M18 7LH
£70,000

*** ONE BEDROOM APARTMENT, OFF ROAD PARKING*** Sanderson James are pleased to offer for sale this spacious one bedroom Ground floor apartment, with off road parking. The property has Debdale park and sailing centre across the road, The M60 a short drive away and direct links to central Manchester. To say this apartment is well located would be an understatement. The property briefly comprises, a tiled bathroom with over bath shower. The bedroom is spacious with built in wardrobes. The kitchen has traditional style white floor and wall units with integrated sink, oven and hob. The large lounge has dual windows looking onto the garden and a feature fire surround. This property is ready to move into with no chain and would suit a first time buyer or investment landlord. To appreciate all this apartment has to offer, book your viewing now.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(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	6879
(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	

LOUNGE

14'2" x 16'0" (4.34 x 4.89)

BEDROOM

8'4" x 13'1" (2.55 x 4)

KITCHEN

10'5" x 6'4" (3.2 x 1.95)

BATHROOM

8'4" x 5'10" (2.55 x 1.78)

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.

