



# 1 Neenton Square, Gorton, Manchester, M12 5PT

Jordan Fishwick are pleased to offer for sale this lovely two bedroom semi detached house located in Belle Vue, just a short distance from Central Manchester. The house is offered with no onward chain and benefits from a detached garage to the rear, driveway to the side with potential to extend the house on to, and front and rear gardens. Internally the house briefly comprises of: entrance hall, living room, kitchen giving access to rear garden, two double bedrooms, master with 2 built in wardrobes and a family bathroom. FREEHOLD.

## Offers In Excess Of £200,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**  
**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### **Vestibule**

Laminate flooring. Wall lights.

### **Living Room**

13'3" x 10'11"

Laminate flooring. Wall and ceiling lights. Radiator. Under stair storage. TV and telephone point.

### **Kitchen**

13'10" x 8'2"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Space for washing machine and fridge/freezer. Access to garden.

### **Bedroom One**

11'5" x 10'6"

Fitted carpet. Ceiling lights. Radiator. Sliding mirrored wardrobes.

### **Bedroom Two**

10'0" x 8'1"

Fitted carpet. Ceiling lights. Radiator. Fitted wardrobe.

### **Bathroom**

Bath with mixer shower over. Sink with 2 tap. Low level WC. Heated towel rail.

### **Externally**

Front and rear garden. Driveway to the side. Detached garage to rear.

## Additional Info

Freehold.

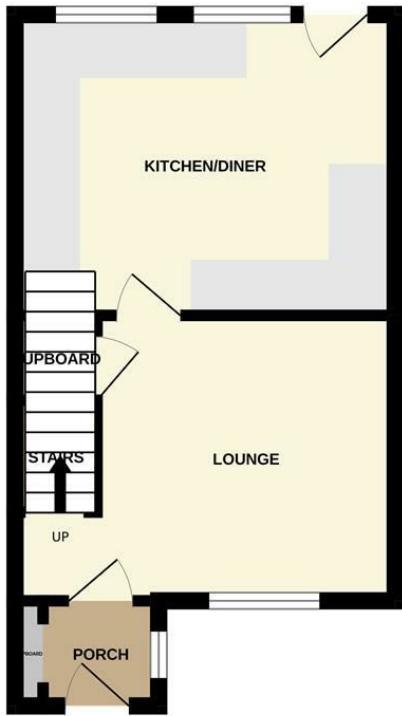
No onward chain.

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	

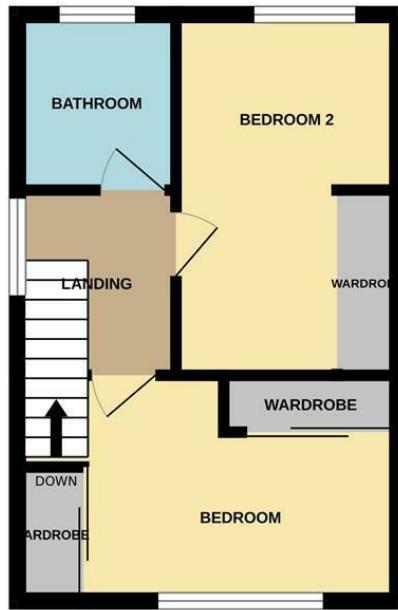
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,  
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

