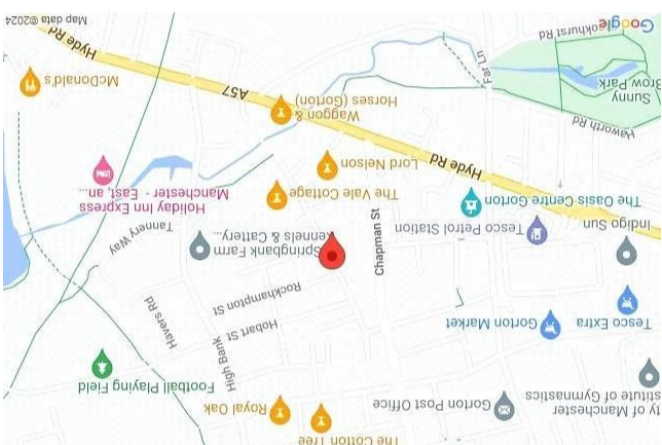


PHILIP JAMES MANCHESTER

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Oxid House, Ground Floor, 78 Newton Street, Manchester,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



These particulars, whilst believed to be accurate are set out as a general outline only for 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such by way of guide only. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.

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PHILIP JAMES
MANCHESTER

31 KIRK STREET
GORTON, MANCHESTER, M18 8UE



ASKING PRICE £210,000

A well-presented two-bedroom mid-terrace property situated on the ever-convenient Kirk Street, Gorton, currently tenanted and offering an attractive approximate 6% yield, making it an excellent opportunity for investors looking for an immediate income-producing asset. Extending to approximately 572 sq ft, this recently decorated home offers well-proportioned accommodation throughout.

The accommodation begins with a welcoming entrance porch, leading into a bright and comfortable living room, creating an inviting reception space. To the rear is a modern fitted kitchen, boasting a range of matching wall and base units, quality work surfaces and ample space for everyday living.

To the first floor are two well-proportioned bedrooms, offering flexible accommodation to suit a variety of needs. These rooms are then serviced by a family bathroom suite.

Externally, the property benefits from a large rear garden, featuring both a lawn and patio area, creating an excellent outdoor space.

Conveniently positioned close to local amenities and transport links, this is an excellent opportunity for investors seeking a ready-made addition to their portfolio.

572 gross sq ft
Tax Band: A
Freehold

*"Well-Presented Two
Bedroom Mid-Terrace
Property – Investment
Opportunity Offering
Approx. 6% Yield"*

