



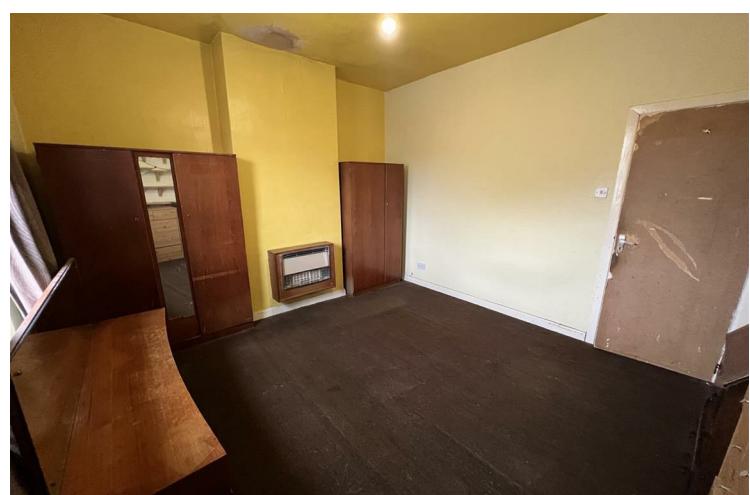
## 4 Williams Street Manchester

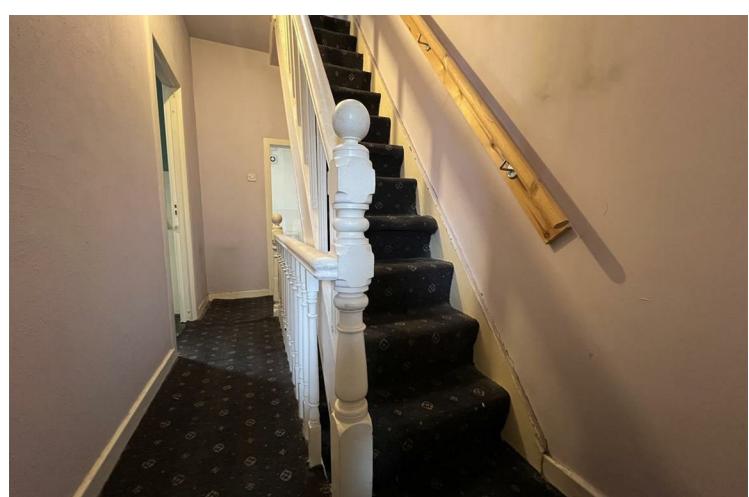
**£175,000**

This rare three-storey mid-terrace home offers an exciting opportunity for investors, developers or buyers looking to create a fantastic family property in a well-connected part of Gorton. Offering generous proportions across three floors, the property provides flexible living space and plenty of potential to add value through renovation and modernisation. The ground floor features two spacious reception rooms, ideal for creating separate living and dining areas or an open-plan layout subject to preference. To the rear is a fitted kitchen, providing access out to the enclosed rear yard and offering practical space for everyday use, storage or future improvement. On the first floor, the property offers two well-proportioned double bedrooms alongside a family bathroom. The top floor is dedicated to a third double bedroom, a rare and appealing feature that provides additional privacy and versatility for families, guests or home working. The property does require extensive refurbishment throughout, and the guide price has been set to reflect the level of modernisation required. As such, it is likely to appeal to experienced renovators or cash purchasers seeking a project with strong upside potential and the opportunity to add significant value once improved. Upon completion of works, the property has the scope to become a substantial and highly desirable residence. Ideally positioned for commuters, the property benefits from excellent transport links, with Belle Vue railway station, Ryder Brow railway station and Gorton railway station all nearby, providing convenient rail access into Manchester city centre and surrounding areas. Frequent bus services run along Hyde Road and neighbouring routes, including the 201, 202 and 203 services, offering quick and regular connections to the city centre, Stockport and beyond. Contact Jacob Knight to arrange your viewing!

Stockport and beyond. Contact Jacob Knight to arrange your viewing!











## Additional Information

**Local Authority** -

**Council Tax** - Band A

**Viewings** - By Appointment Only

**Floor Area** - sq ft

**Tenure** -

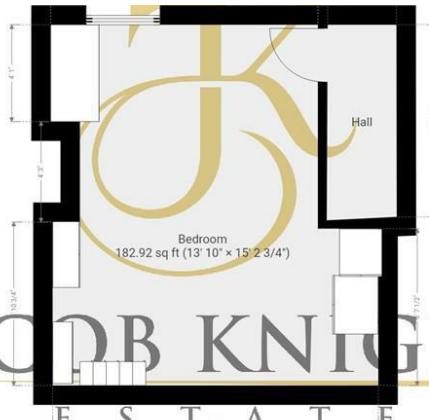


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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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