

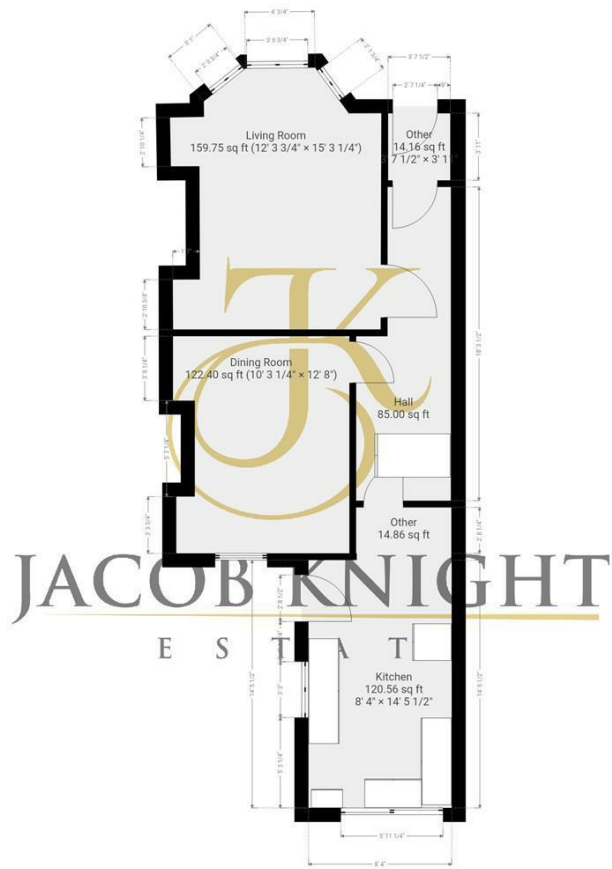


10 CLITHEROE ROAD MANCHESTER, M13 0GE

£180,000
FREEHOLD

Cash Buyers Only Offered to the market with no onward chain, this substantial three-bedroom terraced property presents an excellent opportunity for cash buyers, investors or developers seeking a full renovation project with strong potential. Arranged over four floors including a cellar, ground floor, first floor and second floor, the property offers generous internal space and scope for complete modernisation throughout. The ground floor features two well-proportioned reception rooms, both offering excellent flexibility for use as separate living and dining areas or the potential to create a modern open-plan layout. There is significant scope to redesign the space to suit contemporary living requirements, making this an ideal blank canvas for refurbishment. To the upper floors, the property provides three good-sized bedrooms spread across the first and second floors, offering a versatile layout suitable for families or future rental use once improved. A standout feature is the unusually large bathroom, which offers ample space for a full redesign into a high-quality family bathroom suite. The cellar provides additional usable space, ideal for storage or potential further development, subject to the necessary consents. Throughout the property, extensive renovation is required, including updating, modernising and reconfiguring in parts, making it a true project opportunity. Located in an established residential area with convenient access to local amenities, transport links and Manchester city centre, the property holds strong potential for capital growth once refurbished.





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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			
England & Wales	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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