



## 23 Welbeck Street, Manchester, M18 8GW

**£1,050**

A Wilson Estates are delighted to offer To Let this well presented three bedroom terrace on Welbeck Street in Gorton.

Located in a popular residential area, the home is within easy reach of a variety of local amenities including supermarkets, cafes, and takeaways. Debdale Park is nearby, offering scenic green space for walking, cycling, and leisure.

The property also benefits from excellent transport links. Gorton train station is just a 1 minute walk away, providing direct access to Manchester Piccadilly, while numerous bus routes run along Hyde Road.

For drivers, the A57 and M60 are easily accessible, making commuting straightforward. Schools, healthcare facilities, and sports centres are all within close proximity, making this an excellent place to call home.

Please contact A Wilson Estates to arrange a viewing appointment.

Briefly the property comprises:

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, Manchester, M18 8GW

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## Entrance Vestibule

uPVC door to front elevation. Lighting and carpet.

## Lounge

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## Dining Room

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, blinds, and under stair storage cupboard.

## Kitchen

uPVC double glazed door and window to side elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, radiator, blinds, and vinyl flooring.

## Stairs and Landing

Wooden bannister. Lighting, carpet, and loft access.

## Bedroom One

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## Bedroom Two

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

## Bedroom Three

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains fed shower over. Part tiled walls, lighting, radiator, and vinyl flooring.

## Externally

Garden fronted. To the rear is an enclosed courtyard with laid to flags.

## Additional Information

Council Tax Band : A

EPC Rating : C

Holding Deposit : £242

STRICTLY NO PETS AND SMOKING POLICIES APPLY





