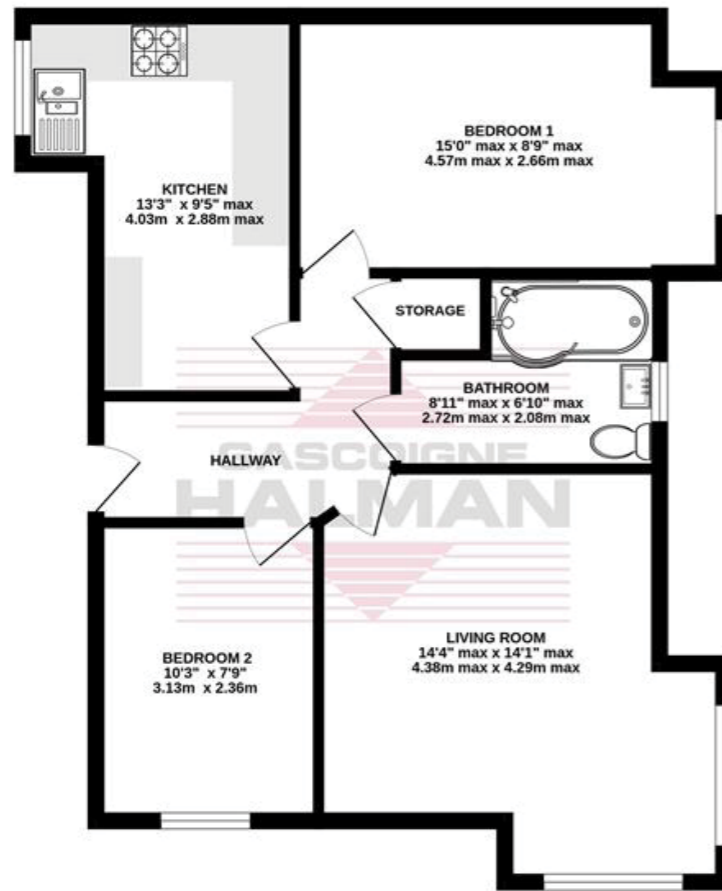


**FLAT 4, 175 GREENWOOD ROAD**  
Wythenshawe  
**£160,000**

**GROUND FLOOR**  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE AREAS LEADING ESTATE AGENCY

**Cheadle**  
91, High Street, CHEADLE SK8 1AA  
0161 428 1118 cheadle@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

A modern ground-floor apartment in Wythenshawe with a stylish 3-year-old kitchen and bathroom, upgraded acoustic double glazing, spacious living room, and new combi boiler. Includes allocated rear parking for convenience.

- Ground floor apartment
- Allocated parking space for one car.
- Modern, 3yr old kitchen and bathroom.
- 3 yr old combi boiler.

- Upgraded, noise reducing acoustic double glazing to front aspect.
- Excellent opportunity for first time buyers and buy to let investors.
- Service Charge - £1,650 per year
- Ground Rent - £150 per year

**£160,000**

**FLAT 4, 175 GREENWOOD ROAD**

Wythenshawe



This modern, two bedroom, ground-floor apartment in Wythenshawe offers a stylish and comfortable living space, perfect for those seeking convenience and quality. The property features a high-quality kitchen installed just three years ago, boasting contemporary fittings, matching breakfast bar and modern appliances. The bathroom, also updated three years ago, offers a sleek, stylish, fully tiled design with premium fixtures. The spacious living room provides ample space for relaxation and entertainment, while upgraded acoustic double glazing to the front aspect ensures peace and quiet inside the home.

A newly installed combi boiler ensures efficient heating and hot water. Additionally, the apartment benefits from one allocated parking space to the rear for added convenience.

**LOCATION**

Wythenshawe is conveniently situated for the M56 and M60 motorway as well as the nearby towns of Didsbury, Timperley and Gatley which offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal shopping centre, Handforth Dean and Stanley Green retail parks are within easy reach as is the A34 bypass. Gatley railway station provides a direct link to Manchester City Centre and Manchester International Airport which is also nearby.

**DIRECTIONS**

SAT NAV: M22 8BF

**TENURE**

Leasehold - 980 years remaining.

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Manchester City Council

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

**GASCOIGNE HALMAN**