



Total area: approx. 135.4 sq. metres (1457.2 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## The Woodlands, Manchester, M25 9XN

### Offers Over £280,000

#### ENVIABLE THREE BEDROOM MID TERRACED PROPERTY

Welcome to this charming mid-terrace house located in the sought-after area of The Woodlands, Prestwich, Manchester. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two spacious bedrooms and an additional small bedroom that can be used as an office space, there is plenty of room for a growing family or those who work from home. The property benefits from not being overlooked, with picture windows to the rear overlooking Drinkwater park.

One of the highlights of this property is the newly converted kitchen/diner space, providing a modern and open area for cooking and dining. The ample sized rear garden offers paved and bedding areas, ideal for enjoying the outdoors during the warmer months. Additionally, there is a small courtyard to the front of the property, adding to the charm of this home.

The living areas are spacious and bright, creating a welcoming atmosphere for you to unwind after a long day. Whether you are looking for a cozy night in or a place to host gatherings, this property offers the perfect setting for both.

Don't miss out on the opportunity to make this house your home in the heart of Prestwich. Book a viewing today and envision the possibilities that this property has to offer.



# The Woodlands, Manchester, M25 9XN

## Offers Over £280,000



- Tenure Freehold
- Off Road Parking To Rear With Space For Two Vehicles
- Ideal Home For Small Family Or Couple Ready To Move Into
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Spacious Mid Terraced Property
- Viewing Essential
- EPC Rating D
- Fitted Kitchen And Three Piece Shower Room
- Ample Sized Rear Garden With Paved And Bedding Areas

### Ground Floor

#### Entrance

Hard wood door to hallway.

#### Hallway

12'8 x 3'4 (3.86m x 1.02m)

Central heating radiator, dado rail, corbel, cornice coving, hard wood floor, doors to reception room one, reception room two and stairs to first floor.

#### Reception Room One

15' x 11' (4.57m x 3.35m)

UPVC double glazed bow window, central heating radiator, ceiling rose, cornice coving, cast iron fire with wood mantle tiled cheeks and a stone tiled surround, hard wood floor.

#### Reception Room Two

15'4 x 11'11 (4.67m x 3.63m)

UPVC double glazed window, central heating radiator, picture rail, entrance to kitchen, hard wood floor and stairs to cellar.

#### Kitchen

13'5 x 8'4 (4.09m x 2.54m)

Two UPVC double glazed windows, double sink with mixer taps, hard wood wall units, Ikea base units, wood work tops, free standing oven, extractor hood, tiled splash backs, integrated dishwasher, plumbed for washing machine, space for fridge freezer, hard wood door to rear and marmoleum flooring.

#### Cellar

15'11 x 14'4 (4.85m x 4.37m)

UPVC double glazed window, space for fridge freezer and meter access.

### First Floor

#### Landing

13'1 x 5'1 (3.99m x 1.55m)

Doors to bedroom one, bedroom two, bedroom three, shower room, hard wood floor and stairs to second floor.

#### Bedroom One

15' x 12' (4.57m x 3.66m)

Two UPVC double glazed windows and central heating radiator.

#### Bedroom Two

13'1 x 9' (3.99m x 2.74m)

UPVC double glazed window and central heating radiator.

#### Shower Room

5'7 x 5' (1.70m x 1.52m)

UPVC double glazed frosted window, central heating towel radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower and tiled elevation.

#### Bedroom Three

8'8 x 7'7 (2.64m x 2.31m)

UPVC double glazed window and central heating radiator.

### Second Floor

#### Attic Room

12'1 x 9' (3.68m x 2.74m)

Velux window and exposed beams, currently being used as an office.

#### External

#### Rear

Enclosed paved garden with mature shrubs, bedding areas and off road parking to the rear with space for two vehicles.

#### Front

Courtyard.

