



17 WOODNEWTON CLOSE MANCHESTER, M18 7AJ

£115,000
LEASEHOLD

Situated in the heart of Gorton, this well-presented two-bedroom first-floor flat offers an excellent opportunity for first-time buyers or investors alike. The property is in good condition, providing a comfortable and modern living space that's ready to move into. Being an all-electric home, it offers energy efficiency and convenience for its new owners. The flat boasts two generously sized bedrooms, a spacious living area, a well-appointed kitchen, and a clean, contemporary bathroom. Its layout maximizes space and natural light, creating a warm and inviting atmosphere. The property also benefits from double glazing throughout, ensuring comfort all year round. Location is key, and this flat does not disappoint. It is ideally situated just a short walk from Belle Vue train station, offering swift and convenient access to Manchester city centre for work or leisure. Additionally, Hyde Road is within close proximity, providing further excellent transport links into the city, as well as access to nearby amenities. For those needing to commute by car, the M60 motorway is easily accessible, offering quick routes across Greater Manchester and beyond. Residents will appreciate the convenience of having local shops and services nearby, making day-to-day living simple and hassle-free. Whether you're stepping onto the property ladder for the first time or looking for a solid investment opportunity, this flat ticks all the boxes. Don't miss out on this fantastic opportunity in a vibrant, well-connected part of Manchester.





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

Levenshulme
 902 Stockport Road
 Levenshulme
 Greater Manchester
 M19 3AD

0161 660 0993.
info@jacobknight.com
<https://jacobknight.com/>

