

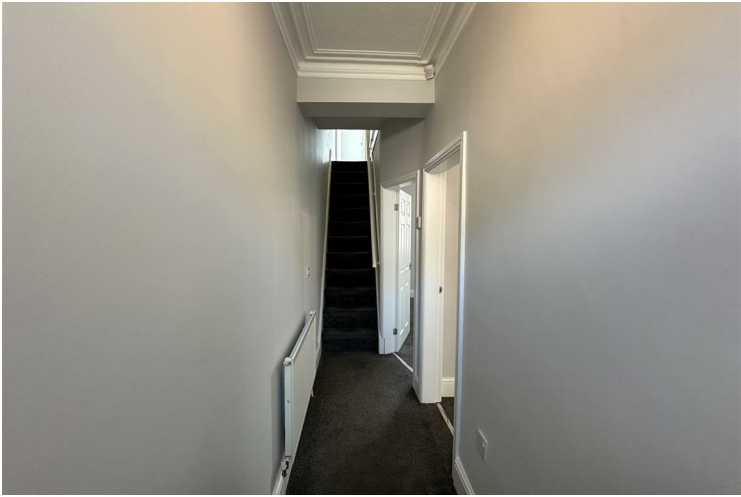


3 Cecil Grove Manchester

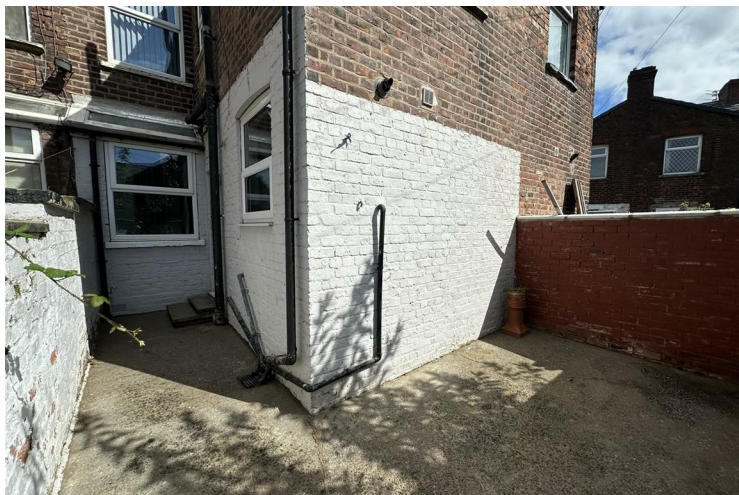
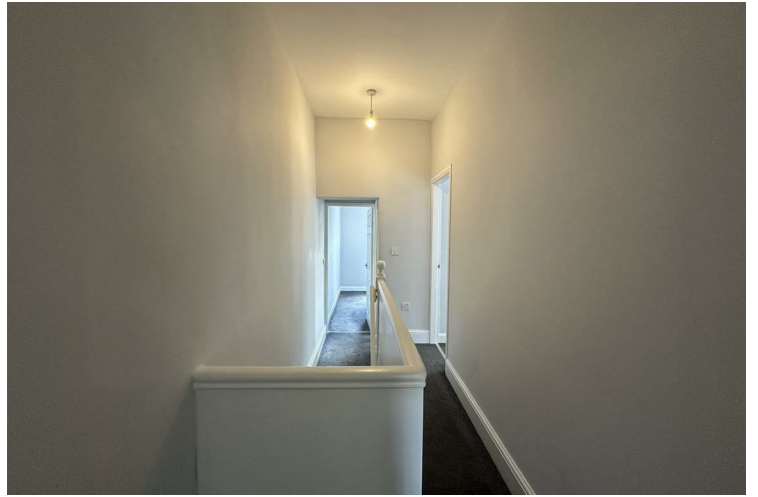
£215,000
FREEHOLD

Welcome to this well-presented three-bedroom terraced home, located in a popular and well-connected area of Manchester. Ideal for first-time buyers, families, or investors, this property is in great condition and offers generous living space across two floors, with excellent access to local amenities and transport links. The ground floor features two spacious reception rooms, providing flexibility for both living and dining arrangements. To the rear, you'll find a well-maintained kitchen with ample storage and worktop space—ideal for everyday use and entertaining. Outside, the property benefits from a low-maintenance rear yard, perfect for relaxing or additional storage. Upstairs, there are three bedrooms—two are generously sized doubles, and the third is a large single, making it suitable for a child's room, home office, or guest space. A family bathroom is also located on this floor, providing essential facilities to meet day-to-day needs. Situated just off Hyde Road, the home benefits from strong transport connections, with Belle Vue and Ryder Brow train stations both within walking distance, offering direct routes into Manchester city centre. Several regular bus services run along Hyde Road, and local amenities include schools, supermarkets, parks, Gorton Market, and a Tesco Extra nearby. This property presents an excellent opportunity for both homeowners and investors, offering space, convenience, great condition, and strong rental potential. Early viewing is highly recommended.







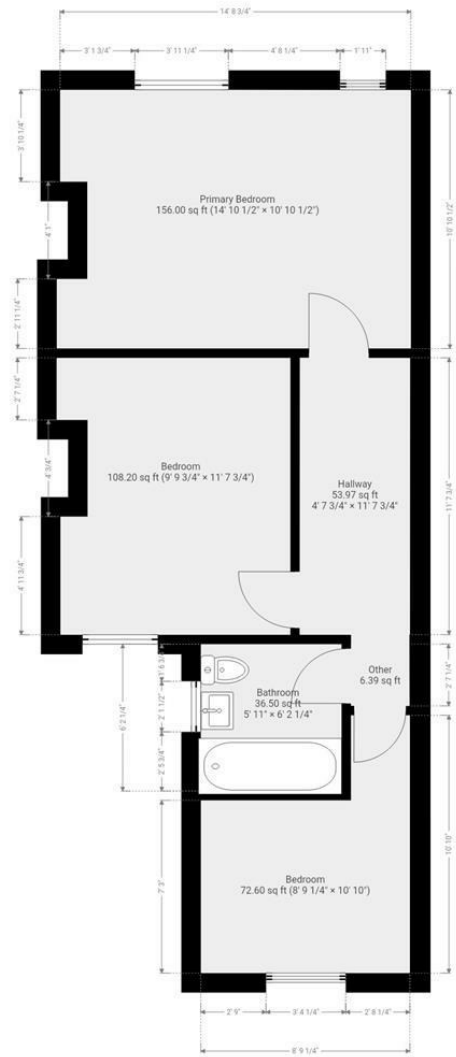
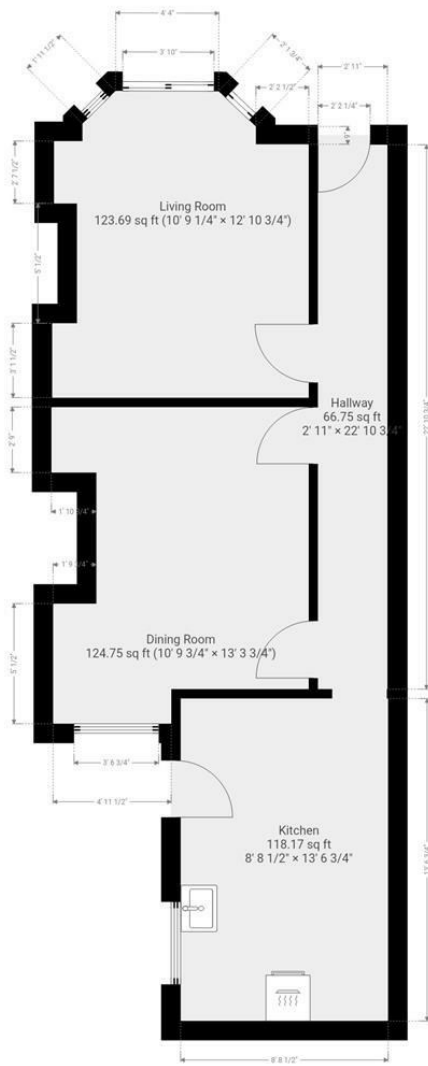




Additional Information

Local Authority -
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



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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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