

## Woodleigh Street, Manchester, M9

- NO CHAIN
- CLOSE TO MANCHESTER CITY CENTRE
- RECENTLY RENOVATED KITCHEN AND BATHROOM
  - EXTENDED
- COUNCIL TAX BAND B
- FREEHOLD
- DRIVEWAY
- EASILY MAINTAINED PAVED GARDEN
- POPULAR LOCATION
- EPC RATED C

**Asking Price £210,000**

**HUNTERS®**

HERE TO GET *you* THERE

Hunters presents a charming opportunity with this three bedroom semi detached house on Woodleigh Street in Manchester, available with no onward chain. Perfect for first time buyers or as a spacious family home, this property combines comfortable living spaces with a convenient location.

Upon entering, you are greeted by a spacious lounge that flows seamlessly into a stunning open-plan kitchen and dining area. Both spaces have been recently renovated to a high standard, offering a contemporary aesthetic with quality finishes that create a warm and inviting atmosphere.

The open plan kitchen is a highlight of the home, featuring sleek cabinetry, modern appliances, and ample space for dining, making it ideal for both everyday living and entertaining. From here, step outside to a generous paved garden, designed for low maintenance, providing the perfect outdoor space for relaxation.

Upstairs, you'll find two spacious double bedrooms, both filled with natural light, along with a versatile single bedroom that can serve as an office or a cozy room for a young child. The renovated bathroom echoes the stylish design of the kitchen and lounge, offering a tranquil retreat with contemporary fixtures.

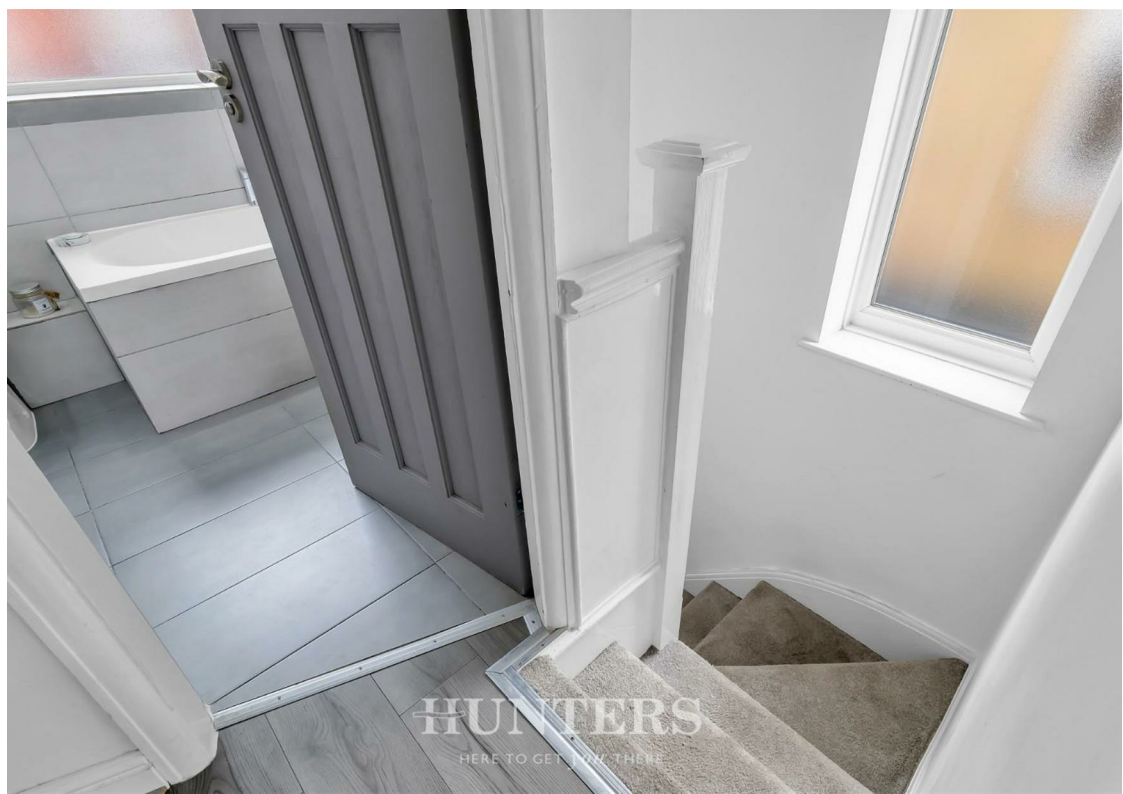
To the front of the property, a driveway accommodates one vehicle, enhancing convenience and accessibility.

This property is conveniently located close to a range of local amenities, including shops, schools, and parks. Excellent transport links provide easy access to Manchester city centre, making it an ideal location for commuting.

A viewing is highly recommended to appreciate the excellent potential this property has to offer.

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B





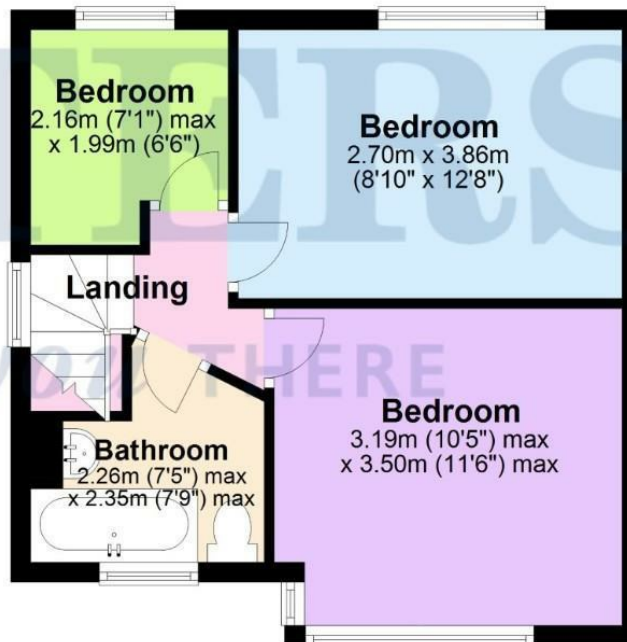
## Ground Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



## First Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 74.2 sq. metres (798.2 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.  
Plan produced using PlanUp.

## Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">←</span> <span style="font-size: 2em; margin-left: 20px;">71</span> <span style="font-size: 2em;">→</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>