



**Wordsworth Road
Manchester, M34 7XJ**

Guide Price £120,000

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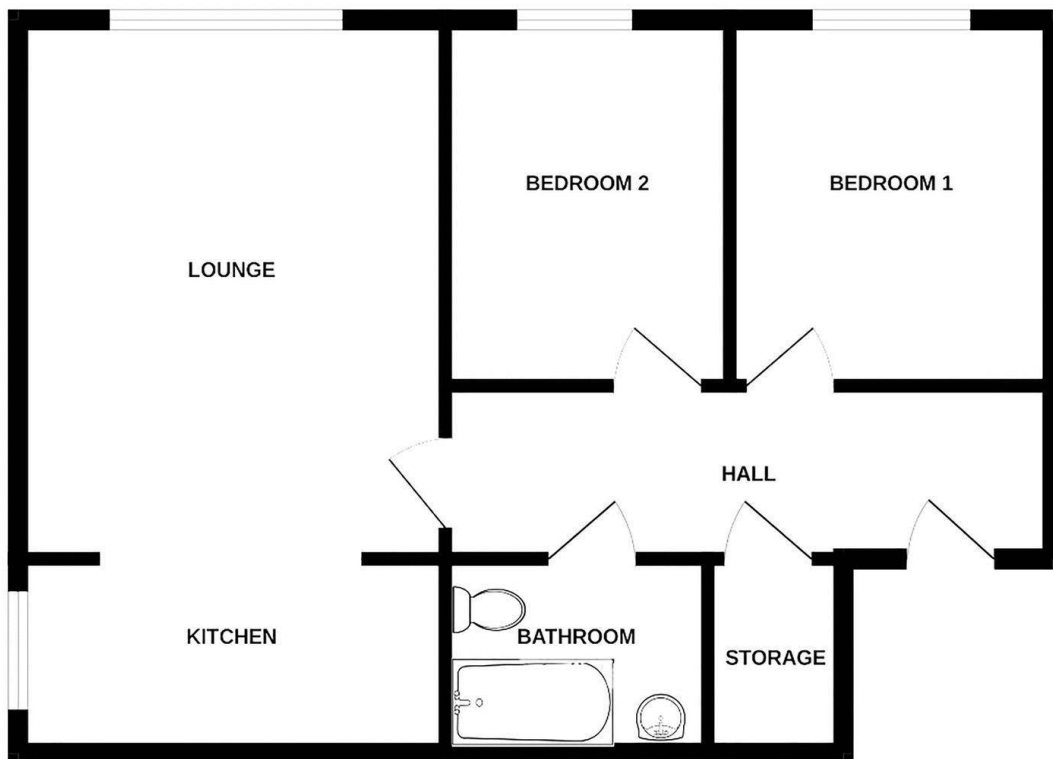


MAIN FEATURES:

- Well Presented Ground Floor Apartment
- Open Plan Kitchen/Dining and Living Area
- Two Good Size Bedrooms
- Bathroom/WC
- Gated Off Road Parking
- Double Glazing & Gas Central Heating
- Intercom Security Entry System

An excellent investment opportunity to acquire this well-presented ground floor apartment, offered for sale with a reliable paying tenant already in situ, providing immediate rental income from completion. The accommodation comprises a bright and spacious open-plan living, dining and kitchen area, creating a modern and sociable living space. There are two well-proportioned bedrooms and a contemporary bathroom/WC. The property further benefits from double glazing, gas central heating, a secure intercom entry system and gated off-road parking, offering both comfort and peace of mind for residents.

Situated in a popular residential location, Windsor Court enjoys excellent access to Denton town centre, where a range of shops, supermarkets, cafés and leisure facilities can be found. Commuters will appreciate the convenient links to the M60 motorway network, providing easy access to Manchester city centre, Stockport and beyond. Regular public transport services and nearby green spaces, including Crown Point North and local parks, make the area attractive to a wide range of tenants. Combining a desirable location, modern accommodation and an established tenancy, this property represents an ideal addition to any investment portfolio.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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