

PROPERTY DETAILS

1 Market Street, Denton, Manchester M34 2BN Tel: 0161-320 3388



31 WOODLAND ROAD, GORTON, MANCHESTER, M18 7JY
£210,000 (Offers Over)



Sleigh and Son Property Sales are delighted to offer For Sale this deceptively spacious larger style three bedroomed mid terraced period property, ideally situated within a popular residential area of Gorton. Offering well proportioned accommodation throughout, the property features three generously sized double bedrooms, making it an excellent choice for a range of buyers, including first time purchasers and growing families looking for a home with plenty of space.

Upon entering, you are welcomed by a spacious entrance hallway providing access to the main living accommodation. The comfortable lounge features an attractive archway leading through to the dining room, creating a welcoming and versatile space. The well appointed kitchen is practically arranged and provides ample room for everyday cooking. To the first floor, there are three well proportioned double bedrooms, one with fitted wardrobes, alongside a spacious four piece family bathroom suite, providing excellent facilities for family living. Externally, the property benefits from a paved front garden, while to the rear is an enclosed, low maintenance yard with access to a gated communal alleyway.

Overall a spacious and versatile period property offering excellent accommodation in a popular Gorton location and early viewing is highly recommended to avoid disappointment.

Woodland Grove is conveniently positioned within a popular area of Gorton, close to a wide range of local amenities, including supermarkets, well-regarded schools and leisure facilities. The property also benefits from excellent transport links, providing convenient access to Manchester City Centre and surrounding areas, with nearby bus routes and railway stations, making this an appealing choice for commuters. For those who enjoy outdoor space, Debdales Park is also within easy reach, offering attractive open areas, woodland walks and a range of recreational facilities.

www.sleighandson.com

PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those not yet fully conversant with metric measurements.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

ENTRANCE	uPVC double glazed door to hallway. Wall mounted alarm pad. Radiator. Access to lounge/dining room.
HALLWAY	Access to stairs and landing. Ceiling light point, power points.
LOUNGE/DINING ROOM	Lounge area with central feature coal effect electric fire with back plate, hearth and surround. Coving to ceiling. Inset cupboard housing utilities. Two inset base storage cupboards. Radiator. uPVC double glazed bay window to front aspect. Ceiling light point, two wall light points, power points, TV point. Walk through to dining room. Dining Room with coving to ceiling. Door to understairs storage cupboard. Radiator. uPVC double glazed window to rear aspect. Door to kitchen. Ceiling light point, power points.
KITCHEN	Fitted with a range of wall and base units with drawers with complimentary work surface over. Stainless steel sink and drainer unit with central mixer tap. Integrated electric oven with four ring gas hob and overhead chimney style extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted 'Worcester' combi boiler. Coving to ceiling. Part tiled walls. Tiled floor. uPVC double glazed window to rear aspect. uPVC double glazed door to rear yard. Ceiling light point, power points.
LANDING	Coving to ceiling. Radiator. Access to bedrooms and bathroom. Access to loft. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Coving to ceiling. Radiator. Wooden effect laminate flooring. uPVC double glazed window to front aspect. Ceiling light point, power points.
BEDROOM TWO	Double bedroom. Coving to ceiling. Radiator. Wooden effect laminate flooring. uPVC double glazed window to rear aspect. Ceiling light point, power points, TV point.
BEDROOM THREE	Double bedroom. Fitted wardrobes. Radiator. uPVC double glazed window to rear aspect. Ceiling light point, power points.
BATHROOM	Four piece bathroom suite comprising curved corner bath and side panel. Enclosed shower cubicle with wall mounted shower, sink wash basin on vanity unit and low level w/c with inset flush. Inset storage cupboard with shelves. Complimentary wall unit with mirrored doors and shelving. Fully tiled walls. Wooden effect laminate flooring. Extractor fan. Inset spot lights to ceiling.
EXTERIOR	The front of the property has a paved frontage, enclosed by a dwarf brick wall and accessed through a wrought iron gate. To the rear of the property is an enclosed yard with a door leading to a gated communal alleyway.
FURTHER INFO	Tenure: Freehold subject to a perpetual yearly rentcharge of £3.35. Council Tax Band A. Construction: Traditionally brick built with tiled roof. Mains: Gas, electric, water (unmetered), sewerage.







