



**** NO CHAIN, LARGER THAN AVERAGE, READY TO PICK YOUR BAGS UP AND MOVE STRAIGHT INTO GROUND FLOOR MAISONETTE*** This impressive ground floor property offers spacious and stylish accommodation throughout and is presented to an excellent standard. Ideally suited to first-time buyers, the property benefits from two double bedrooms, a contemporary fitted kitchen, utility room, generous 15ft living room, modern shower room, separate WC, off-road parking and a large, sun-drenched patio. The property is entered via a welcoming and well-presented modern hallway, which features a useful large storage cupboard, and provides access to the separate WC and contemporary shower room. There are two well-proportioned double bedrooms. The principal bedroom is particularly impressive, benefiting from floor-to-ceiling fitted wardrobes, a bespoke fitted chest of drawers and an additional fitted storage cupboard. The second double bedroom is spacious with plenty of natural light and overlooks the sunny rear garden. There is a modern yet contemporary fitted kitchen with built in appliances and utility room. The property also boasts a larger-than-average 15ft living room, which enjoys a pleasant outlook over the rear patio and features French doors providing direct access outside. This creates a bright and sociable living space with a lovely connection to the garden. Outside, there is off-road parking to the front, while the rear offers a paved yard together with a substantial, sun-drenched paved patio which enjoys sunshine for much of the day — perfect for outdoor entertaining, relaxing or simply enjoying the sunshine. Further benefits include gas central heating, double glazing throughout and an excellent amount of storage. The property is ideally positioned for access to a range of local amenities, transport links and the wider road network, making it an excellent choice for a first-time buyer or anyone looking for a spacious, low-maintenance ground floor home.





Entrance Hallway

A modern and welcoming entrance hallway complete with a uPVC door to the front, ceiling spot lights, wall mounted radiator, laminate flooring and a large storage cupboard for coats and shoes.

Lounge

A larger than average 15FT modern lounge with French doors opening onto the sun drenched patio area. With laminate flooring, a wall mounted radiator, ceiling light point, double glazed window overlooking the yard, TV point and a chimney breast.

Kitchen

Fully fitted contemporary kitchen with a range of wall and base units with complementary roll top work surfaces and splash back. Integrated Asterite slate effect sink with drainer unit, fitted five ring gas hob with fitted electric oven and grill. Space for fridge/freezer, built in storage cupboards, wall mounted radiator, ceiling light point, tiled walls, laminate flooring and double glazed unit overlooking the yard.

Utility room

Accessed via the kitchen with fully fitted wall and base units complementing the kitchen units. Space for washing machine and a drier. Combi boiler, laminate flooring, ceiling light point, double glazed unit to the side, wall mounted radiator and wooden door leading to the yard.

Bedroom One

A spacious double bedroom complete with fitted floor to ceiling wardrobes, fitted bespoke chest of draws, a double glazed window to the front, ceiling light point, wall mounted radiator, stylish half wooden panelling to the walls, laminate flooring and additional built in storage cupboard.

Bedroom Two

Double glazed window overlooking the sun drenched patio, laminate flooring, wall mounted radiator, ceiling light point and built in cupboard.

W.C

Fitted with a low level W.C, double glazed window to the front, ceiling light point, vinyl flooring (tiled slate flooring underneath) and a wall mounted radiator.

Shower Room

Recently fitted two-piece, modern suite comprising of a fitted hand wash basin with incorporated under sink cupboard ideal for storage and fitted mirror. Electric shower with double shower tray, panelled walls, slate tiled floor, ceiling light point, towel radiator and double glazed window to the front.

Outside

The front of the property benefits from a sizeable paved drive way surrounded by low maintenance tall bushes. To the side of the property there is the substantial paved sun drenched patio area that benefits from the sun most of the day with raised brick beds and low maintenance bushes. To the rear of the property there is a spacious paved yard area, with an outhouse ideal for further storage, a wooden bike shed and gate to access the front of the property.



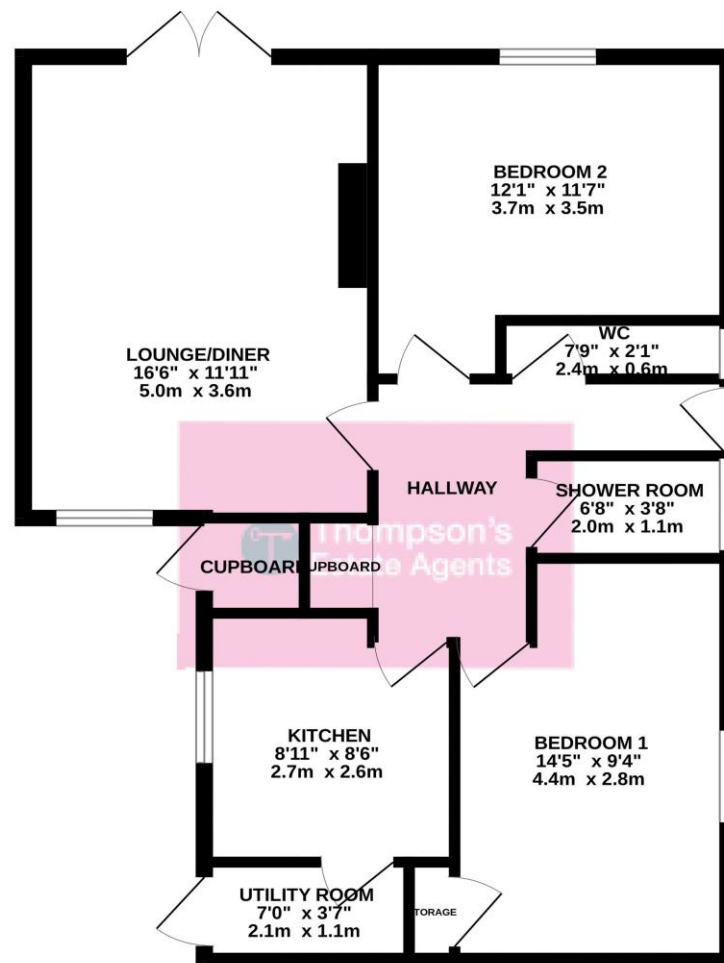


**Thompson's
Estate Agents**

**Heyland Road
Manchester M23 1HE**

**Offers in Excess of
£170,000**

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, , WA14 5FA
Phone: 01615324455, Fax: , Email: hello@thompsonsestateagents.com
www.thompsonsestateagents.com

Energy performance certificate (EPC)

2, Heyland Road MANCHESTER M23 1HE	Energy rating C	Valid until:	30 May 2027
		Certificate number:	8383-7025-5560-1289-9976

Property type	Ground-floor flat
Total floor area	72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		