



Woodlea, Stableford Avenue
Manchester



Offers in Region of **£200,000**

Woodlea, Manchester

Spacious two bed ground floor flat in Monton Village. Open plan living, modern kitchen, double bedrooms, contemporary bathroom, residents parking, great location near shops, cafes, schools, and transport. Council Tax band: D

Tenure: Leasehold

- Ground Floor Flat Located on a Cul De Sac in the Heart of Monton Village
- Deceptively Spacious Throughout
- Open Plan Kitchen, Living and Dining Space
- Two Double Bedrooms, Master Complete with Fitted Closet
- Contemporary Bathroom Suite with Shower Over the Tub
- Residents Parking
- Surrounded by Beautiful Scenic Walks
- Full Double Glazed and Gas Central Heated Throughout
- A Wealth of Amenities just on the Door Step



Entrance Hallway

Kitchen / Living room / Dining room

20' 0" x 15' 1" (6.10m x 4.60m)

Bedroom One

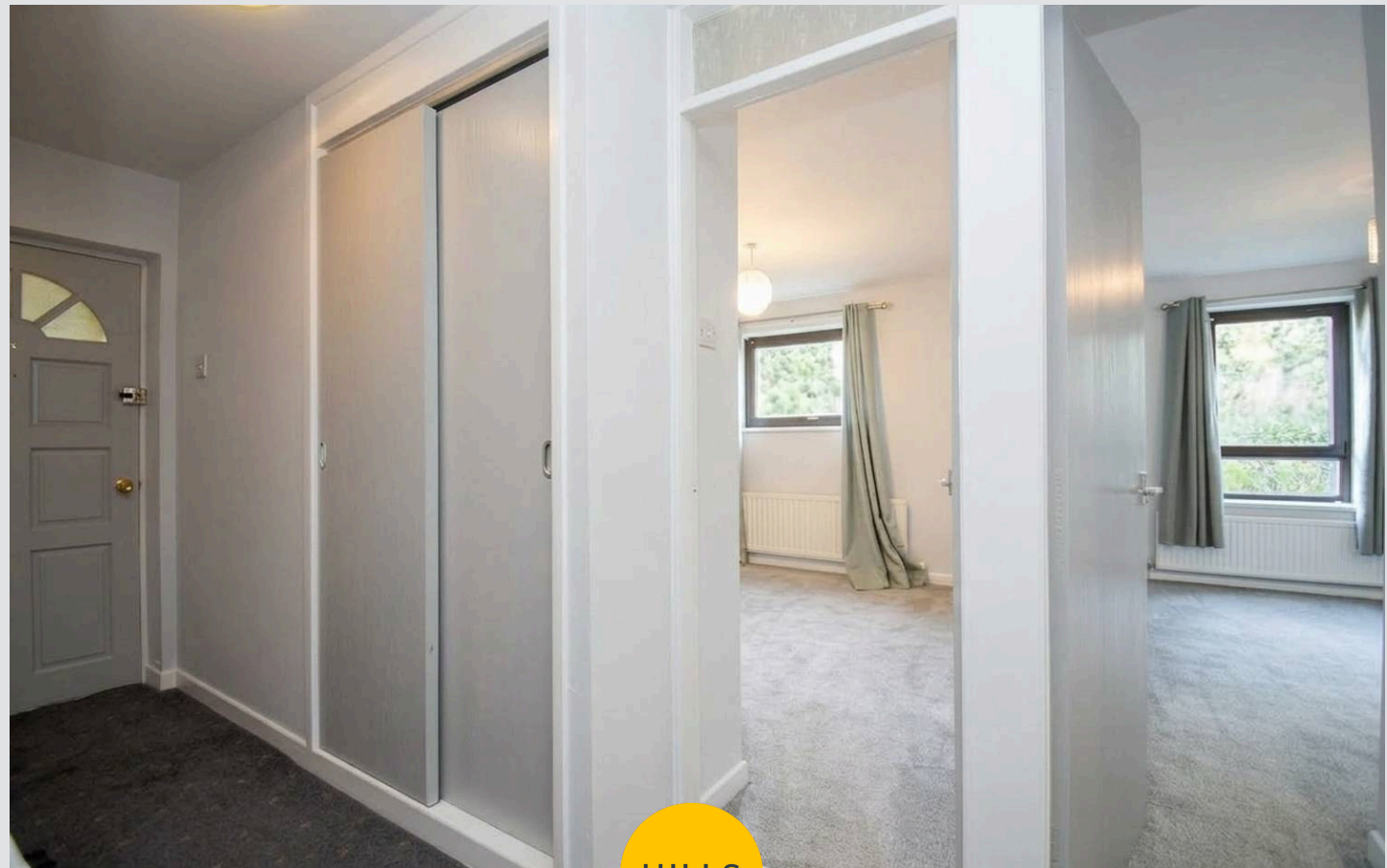
10' 10" x 10' 2" (3.30m x 3.10m)

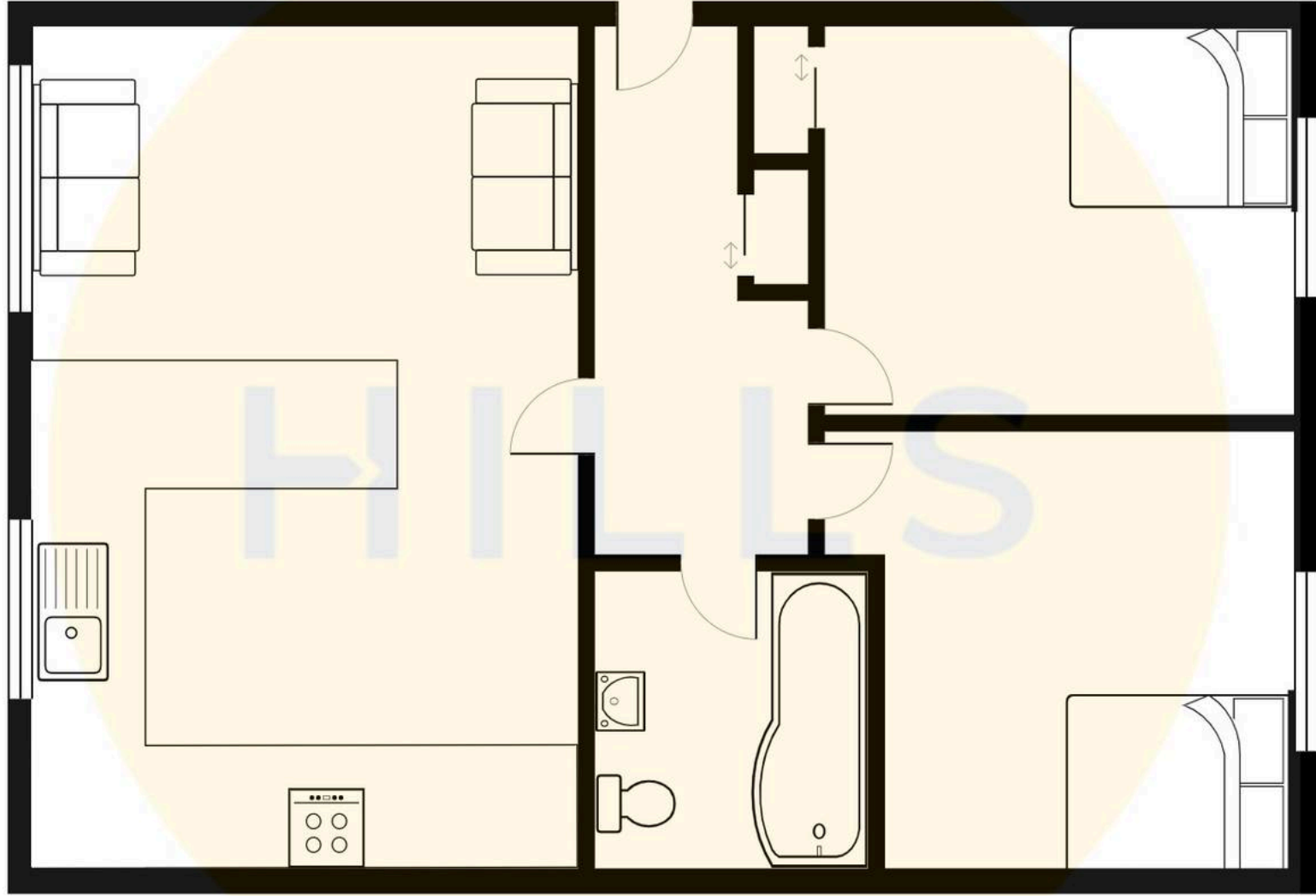
Bedroom Two

14' 5" x 8' 10" (4.40m x 2.70m)

Bathroom

6' 7" x 5' 11" (2.00m x 1.80m)







Hills | Salfords Estate Agent

Sentinel House, Albert Street, Eccles, Manchester – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.