



27 Goulder Road, Manchester, M18 7JQ

£950

- Two Bedroom
- Fantastic Location
- Good Location for Schools
- Council Tax Band: A
- Modern Kitchen Diner
- Great Transport Links
- Deposit: £1096
- EPC Rating: D

27 Goulder Road, Manchester M18 7JQ

****Two Bedroom Mid Terrace with lovely yard on Gorton/Reddish border**** Goulder Road offers a delightful blend of comfort and convenience. Built in 1900, the property has been well-maintained and is presented in great condition, making it an ideal choice for anyone seeking a cosy home.

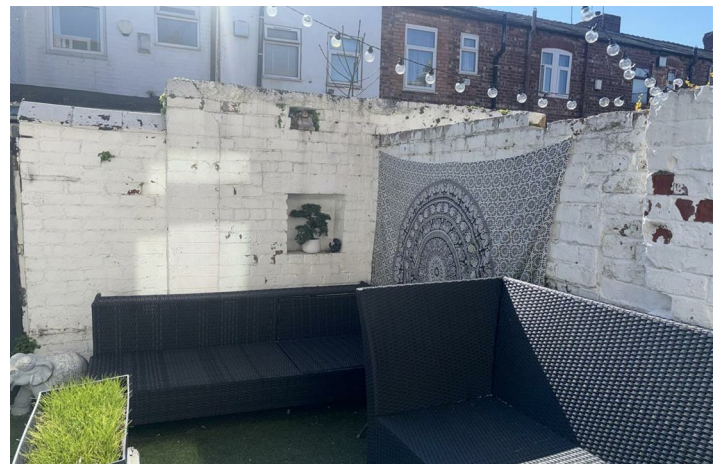
Spanning 721 square feet, the house features two inviting reception rooms that provide ample space for relaxation and entertaining. The two bedrooms are well-proportioned, ensuring a restful retreat at the end of the day. The property also boasts a modern bathroom, catering to all your daily needs.

One of the standout features of this home is the spacious kitchen diner, perfect for family meals or hosting friends. The south-facing yard is an added bonus, offering a lovely outdoor space to enjoy the sunshine and fresh air.

Location is key, and this property does not disappoint. With fantastic transport links nearby, commuting to the city centre or exploring the wider area is both easy and convenient. Great catchment area for local primary schools and secondary schools too. Whether you are looking to immerse yourself in the local culture or simply enjoy the comforts of home, this property on Goulder Road is a wonderful opportunity not to be missed. For viewings, please call Kingsdale Estates on 0161 560 2915.



Council Tax Band:



Living Room

11'9" x 11'9"

Kitchen Diner

12'1" x 11'9"

Utility

9'2" x 4'11"

Bedroom One

11'9" x 11'9"

Bathroom

8'10" x 5'6"

Bedroom Two

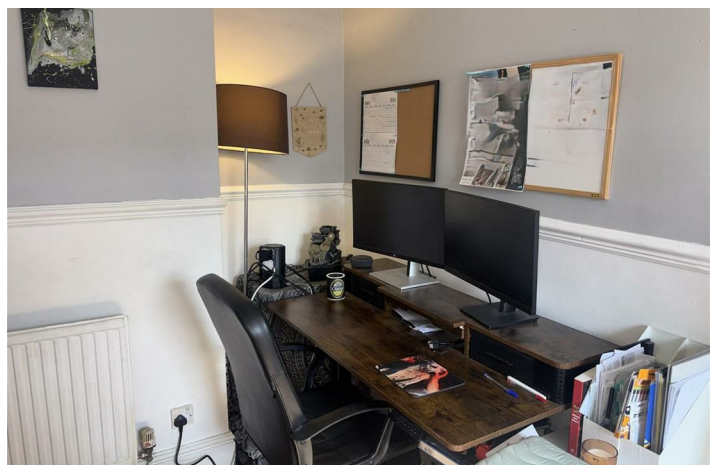
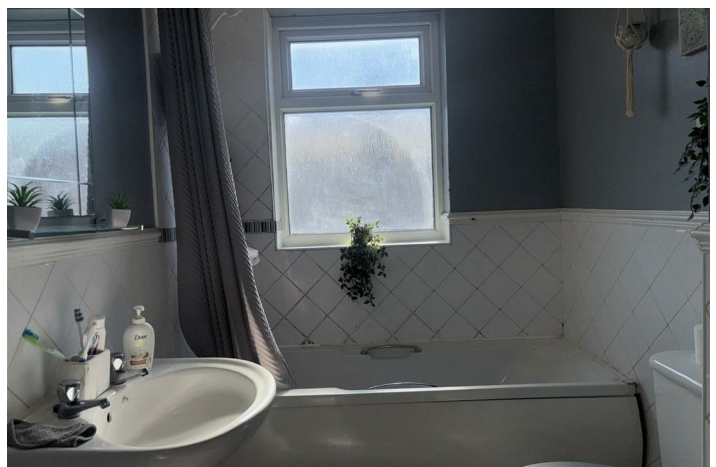
12'1" x 5'10"

Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001).

Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any quires prior to reaching a legal agreement.





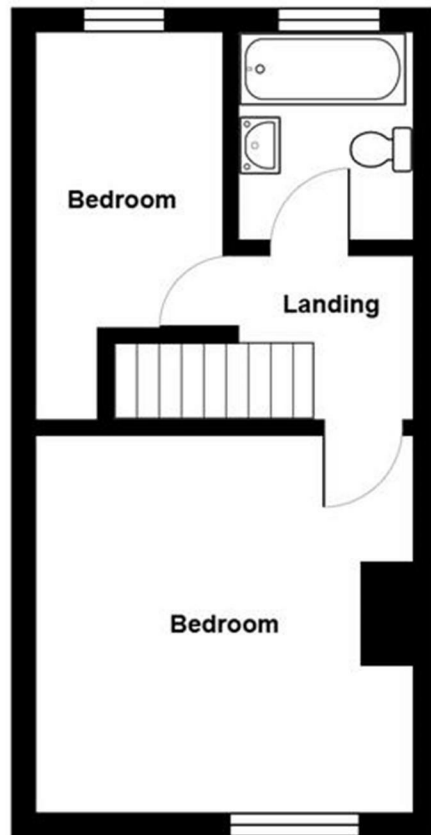
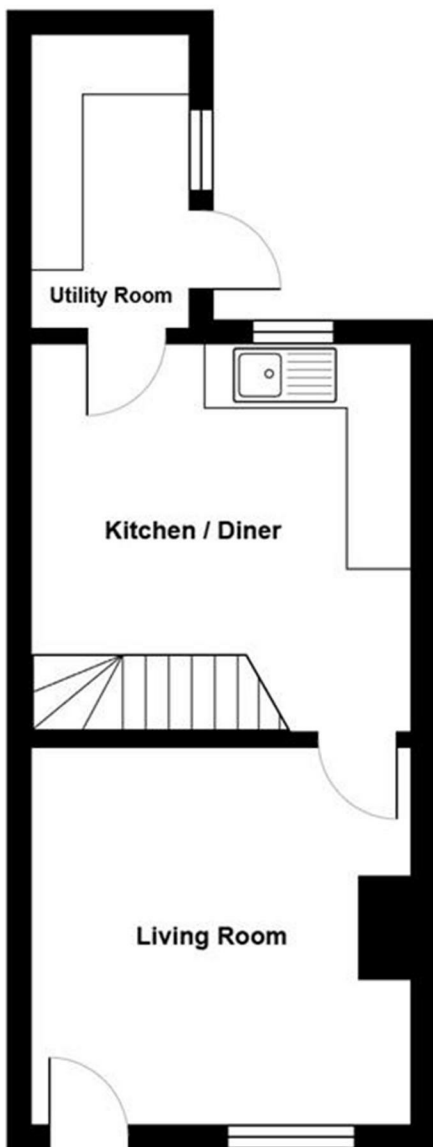
Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only