



Woodland Road, Manchester,

 3 |  1 |  2

Asking
price

£199,950



Property Details

Woodland Road, Manchester,

A spacious three-bedroom family home, offering fantastic potential and in need of cosmetic improvement, ideally positioned in the area of Gorton.

The property benefits from a fitted kitchen complete with oven, hob and space for additional white goods, along with a separate lounge and dining room creating a versatile ground floor layout perfect for family living.

Upstairs, a large landing leads to two well-proportioned double bedrooms and a generous third bedroom, alongside a family bathroom fitted with a three-piece white suite.

Externally, the property boasts an enclosed rear yard, providing a private outdoor space.

Ideally located, the property is within close proximity to a range of local amenities in Gorton, including supermarkets, shops, schools and leisure facilities. Excellent transport links offer easy access into Manchester City Centre, making it a great choice for commuters, with nearby bus routes and train stations connecting you quickly into the heart of the city.

Early viewing is highly recommended; call now to arrange on +44 161 480 8888.

Key Features

- Great location
- Three Bedrooms
- Two Reception Rooms
- On Street Parking
- Modern Fitted Kitchen
- Low Maintenance Rear Yard

Material Information

Part A – Key Facts

Tenure: Freehold

Council Tax Band: A

EPC Rating: C

Part B – Property Details

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Parking: On-street parking

Heating: Gas central heating

Electricity: Mains electricity connected

Water & Drainage: Mains water connected

Part C – Additional Information

Flood Risk: Low

Broadband: Broadband:Standard, Superfast & Ultrafast available

Storm/Fire Damage: No-property has not been damaged by storm or fire since the seller has owned it.

Alterations to Property:

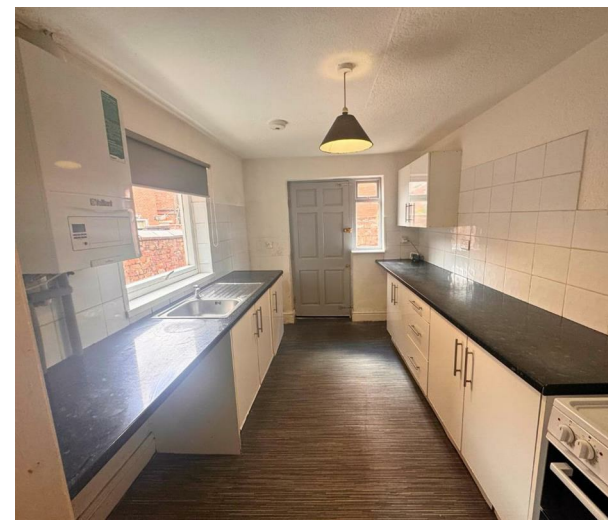
Structural: No structural alterations, extensions, significant repairs or renewals reported

Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



At Spencer Harvey, we are delighted to say that we are independent estate agents, which means that we will put your needs first at all times. If you want to learn more about why we are amongst the fastest growing independent estate agents in Manchester, please get in touch to arrange an appointment.



Contact Us

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GROUND FLOOR
257 sq.ft. (23.8 sq.m.) approx.

1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of actual rooms, areas and any other details are approximate and no responsibility is taken for any error or omission. This plan is for guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the given date.
Made with Mapbox (2020)

COUNCIL TAX BAND:

A

TENURE:

Freehold

EPC RATING:

C

LOCAL AUTHORITY:

Gorton