



## Woodland Road, Manchester,

 3 |  1 |  2

Asking  
price

£210,000



## Property Details

# Woodland Road, Manchester,

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

The property benefits from a modern fitted kitchen complete with oven, hob and space for additional white goods, along with a separate lounge and dining room creating a generous and 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 0161 480 8888.

## Key Features

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



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

 137 Shaw Heath Stockport

 0161 480 8888

 Sales@spencerharvey.co.uk

www.spencerharvey.co.uk

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**COUNCIL TAX BAND:**

A

**TENURE:**

Freehold

**EPC RATING:**

C

**LOCAL AUTHORITY:**

Gorton