



Woodland Road, Gorton, Manchester, M18 7JY

 3 |  1 |  2

Asking
price

£199,950



Property Details

Woodland Road Gorton, Manchester, M18 7JY

Key Features

A generously proportioned three-bedroom family home, ideally situated in the popular area of Gorton. Offering excellent potential for buyers looking to add their own personal touch, the property provides spacious and versatile accommodation with the opportunity for cosmetic enhancement to create a truly attractive family home.

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 a spacious main bedroom, another well-proportioned double bedroom, along with a third bedroom, plus 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 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.

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

Lounge
Size (m) 4.5 x 3.2

Dining
Size (m) 4.2 x 4.4

Kitchen
Size (m) 3.6 x 2.5

Bedroom 1
Size (m) 3.8 x 4.3

Bedroom 2
Size (m) 3.8 x 2.7

Bedroom 3
Size (m) 2.2 x 2.5

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- the 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.



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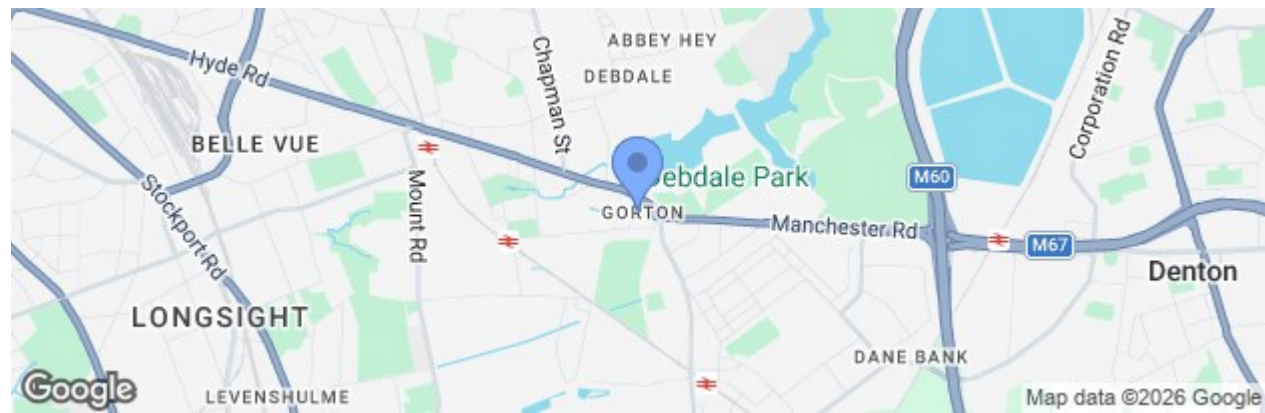
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OR SEND US A MESSAGE



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 errors or omissions. This plan is for guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee is given for their operation or efficiency on the plan.

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COUNCIL TAX BAND:

A

TENURE:

Freehold

EPC RATING:

C

LOCAL AUTHORITY:

Gorton