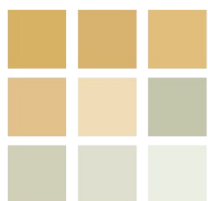




pearson
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4 NORTH WOODLEY
Manchester, M26 1JB
£1,000 Per Calendar Month

4 NORTH WOODLEY

Property at a glance

- 19th century cottage style mid-terrace
- two generous sized bedrooms (both fitted)
- guest WC
- feature lounge with Herringbone style laminate flooring & media wall
- modern fitted kitchen
- modern stylish family bathroom
- picturesque cobbled courtyard setting
- within walking distance of Whitefield met station
- off road parking for one/two cars plus single garage
- viewing a must!!!

Tucked away in a quiet picturesque cobbled courtyard, just off Ringley Road top of Stand Lane close to the border with Whitefield is this 19th century cottage style mid-terrace conveniently placed for local shops, bars, restaurants, public transport links including the metro link and with easy access onto the motorway networks providing access to Manchester City centre and surrounding areas. This property has been much improved over recent times by its current owner and early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, gas central heating system, guest WC, feature lounge, modern kitchen, two generous sized bedrooms (both fitted) and a modern stylish family bathroom. Outside - patio garden to the front and off road parking for one/two cars with access to the single garage. The accommodation briefly comprises: entrance porch, ground floor guest WC/cloakroom, lounge, breakfast kitchen, first floor landing, two bedrooms, family bathroom Outside - off road parking for one/two cars, garden and single garage.

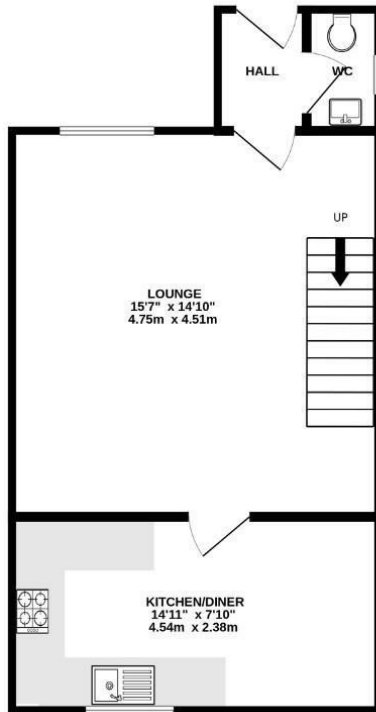
Additional Information:

Available April 2025. Council Tax band C. Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.

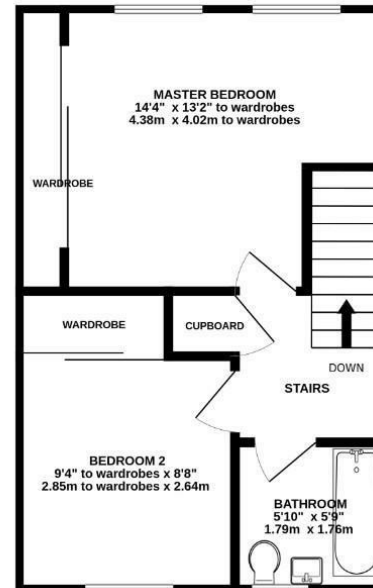




GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

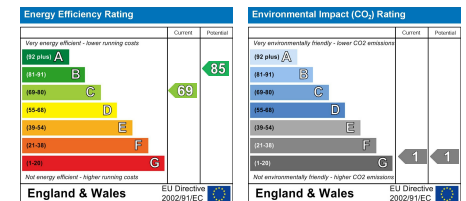


1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Radcliffe Office
44 Blackburn Street Radcliffe, Manchester, M26 1NQ
Telephone: 0161 725 8155
Fax: #
Email: radcliffe@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.