



MY PROPERTY CLUB

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20 Woodland Road Gorton, Manchester, M18 7HU

Offers over £200,000

Woodland Road is in the vibrant area of Gorton, Manchester, this attractive and spacious three-bedroom terrace house presents an excellent opportunity for families and professionals alike. Located in a highly sought-after residential neighbourhood, the property is conveniently situated near several esteemed educational institutions, including Wright Robinson College, which boasts an Outstanding Ofsted rating, as well as Old Hall Drive Academy and Abbey Hey Primary Academy, both rated Good.

Upon entering the home, one is greeted by generous dimensions that create a welcoming atmosphere. The ground floor features two bright reception rooms, perfect for both relaxation and entertaining, alongside a separate kitchen that offers ample space for culinary pursuits. Ascending to the first floor, the generous landing provides convenient storage and leads to three well-proportioned bedrooms. Notably, the third bedroom is currently utilised as an office, making it an ideal space for those who work from home. The modern shower room adds a touch of contemporary comfort to the living space.

Externally, the property boasts a charming rear yard, ideal for outdoor enjoyment, as well as access to a community garden that is cherished and maintained by local residents, fostering a sense of community spirit.

Additionally, the property benefits from excellent transport links by both road and rail, making it an ideal choice for commuters seeking easy access to Manchester city centre and beyond. This delightful home combines spacious living with a prime location, making it a must-see for prospective buyers.

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.

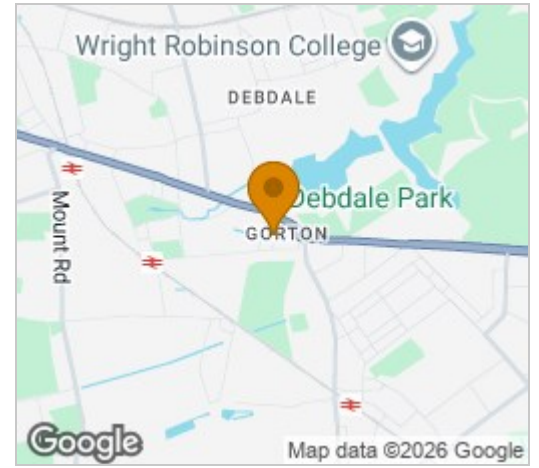
- Attractive terrace property
- Sought after area
- Close to local amenities and excellent transport links
- Ideal for a first time buyer or investor
- Well presented décor throughout



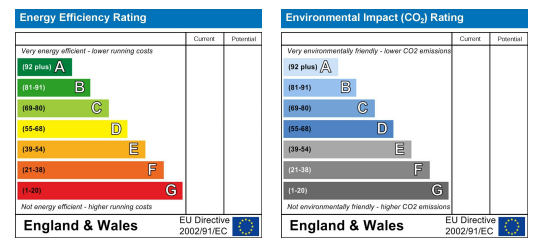
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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