



4, Greengage, Manchester, M13 9GA

Asking Price £310,000

*David
Davies* *Collection*

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- EPC: C
- Council Tax Band: A - Manchester
- Freehold
- No Onward Chain
- Close To Manchester City Centre
- End Terraced Property
- Modern Kitchen Diner
- Two Family Shower Rooms
- Four Bedrooms
- Private Rear Garden

David Davies Sales & Lettings Agent are delighted to present this spacious four-bedroom end-terraced home, offering generous living accommodation over two floors and benefitting from freehold tenure. Ideally positioned within a popular residential area, the property is perfect for growing families, first-time buyers or investors, whilst enjoying excellent access to Manchester City Centre, universities, hospitals and major transport links.

Internally, the accommodation comprises a welcoming entrance hallway, a spacious living room, a modern ground floor shower room and a stunning contemporary kitchen/dining room, creating the perfect space for everyday family living and entertaining.

To the first floor, the landing provides access to four well-proportioned double bedrooms, all offering excellent space and versatility, alongside a stylish family shower room.

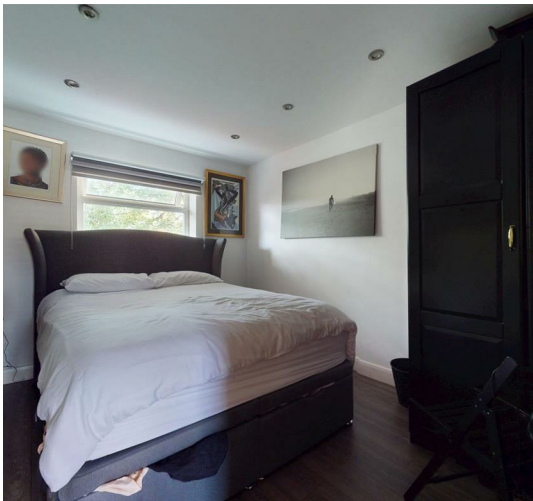
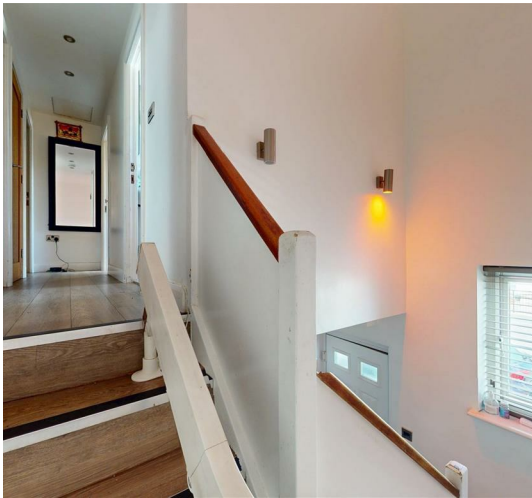
Externally, the property benefits from a private enclosed rear garden, providing an ideal space to relax, entertain or enjoy the warmer months.

One of the property's standout features is its exceptional location. Situated just a short distance from Manchester City Centre, residents can enjoy the convenience of an extensive range of shops, restaurants, bars, leisure facilities and cultural attractions, together with excellent public transport connections and easy access to the motorway network. The property is also well placed for highly regarded schools, universities and major employers, making it an ideal choice for both owner-occupiers and buy-to-let investors alike.

Combining spacious accommodation, modern interiors, freehold ownership and an enviable location close to the heart of Manchester, this fantastic home represents an excellent opportunity. Early viewing is highly recommended.

EPC: C





Floorplan To Follow





Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

David Patrick Davies

