

Woodhall Avenue, Manchester, Greater Manchester

Guide Price: £290,000

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A warm and welcoming three-bedroom mid-terrace home, perfectly positioned on the ever-popular Woodhall Avenue, located between Whitchurch Road and Mauldeth Road West. This highly sought-after location offers the very best of suburban living, with the vibrant villages of West Didsbury and Withington just a short distance away, providing an excellent choice of independent cafés, restaurants, shops and everyday amenities, alongside superb transport links into Manchester city centre and beyond.

Lovingly cared for by the current owner, this attractive home presents an excellent opportunity for first-time buyers looking to settle into a friendly and well-connected community. Extending to approximately 815 sq.ft. of living space, the property offers comfortable accommodation throughout and has much to offer its next owner.

Set back from the road behind a front garden, the property also benefits from valuable driveway parking, adding practicality and convenience to everyday living. The accommodation begins with the entrance hall which leads into a spacious and attractive lounge, creating the perfect setting for both relaxing and entertaining. There is a modern fitted kitchen, offering generous worktop space and ample storage. A useful downstairs w/c, currently utilised as a utility area, adds further practicality to the ground floor. From the kitchen, there is access to the enclosed rear garden, a great-sized outdoor space featuring a lawn and a decked seating area, ideal for enjoying warmer days and outdoor dining.

To the first floor, there are two well-proportioned double bedrooms alongside a versatile third single bedroom which would work equally well as a home office, nursery or guest room, catering to a range of lifestyles and requirements.

The property benefits from gas central heating and double glazing, is offered Freehold, and falls within Council Tax Band A.

Ideally situated close to an array of highly regarded schools, local amenities and excellent transport connections, this charming home combines convenience, comfort and community in one desirable package.

Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

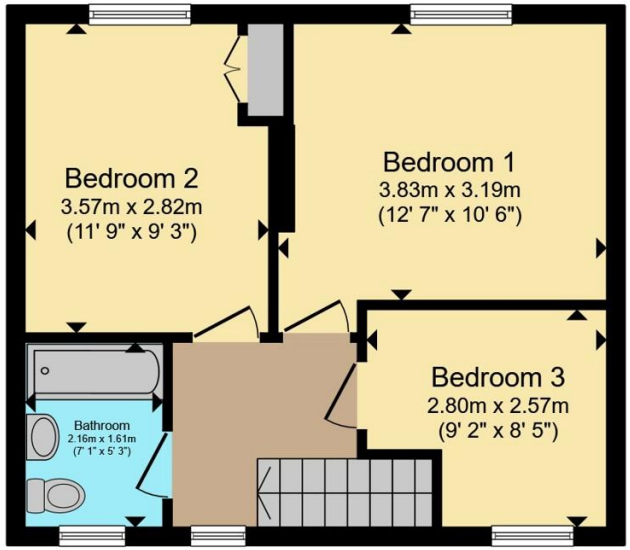
Viewings are strictly by appointment only.







Ground Floor

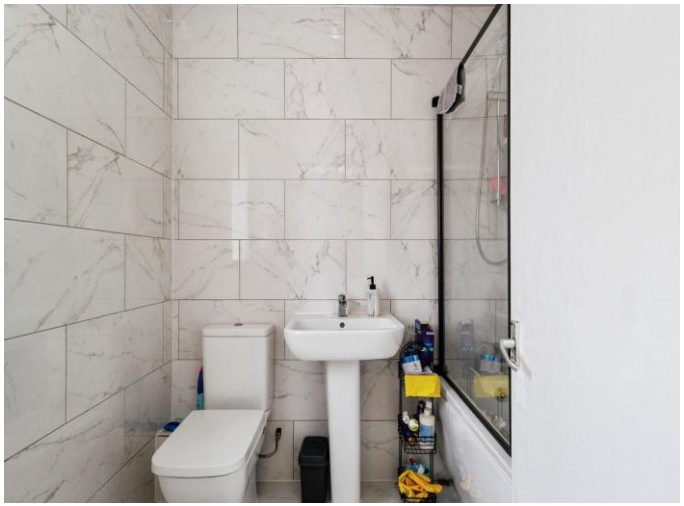


First Floor

Total floor area 75.5 m² (812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **A**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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