



Flat 2, 169 Greenwood Road, Manchester

£170,000

Manchester

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Flat 2

169 Greenwood Road, Manchester

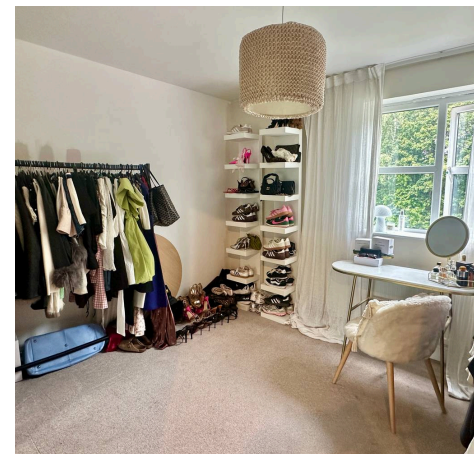
Modern two-bedroom first floor apartment with spacious lounge, stylish kitchen, and quality finishes. Secure entry. Close to shops, schools, and transport. Ideal for first-time buyers or investors. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Modern kitchen and bathroom
- First floor apartment
- 2 double bedrooms
- Perfect for first time buyers/investors
- Service Charge - £1500 per year Ground Rent - £150 per year



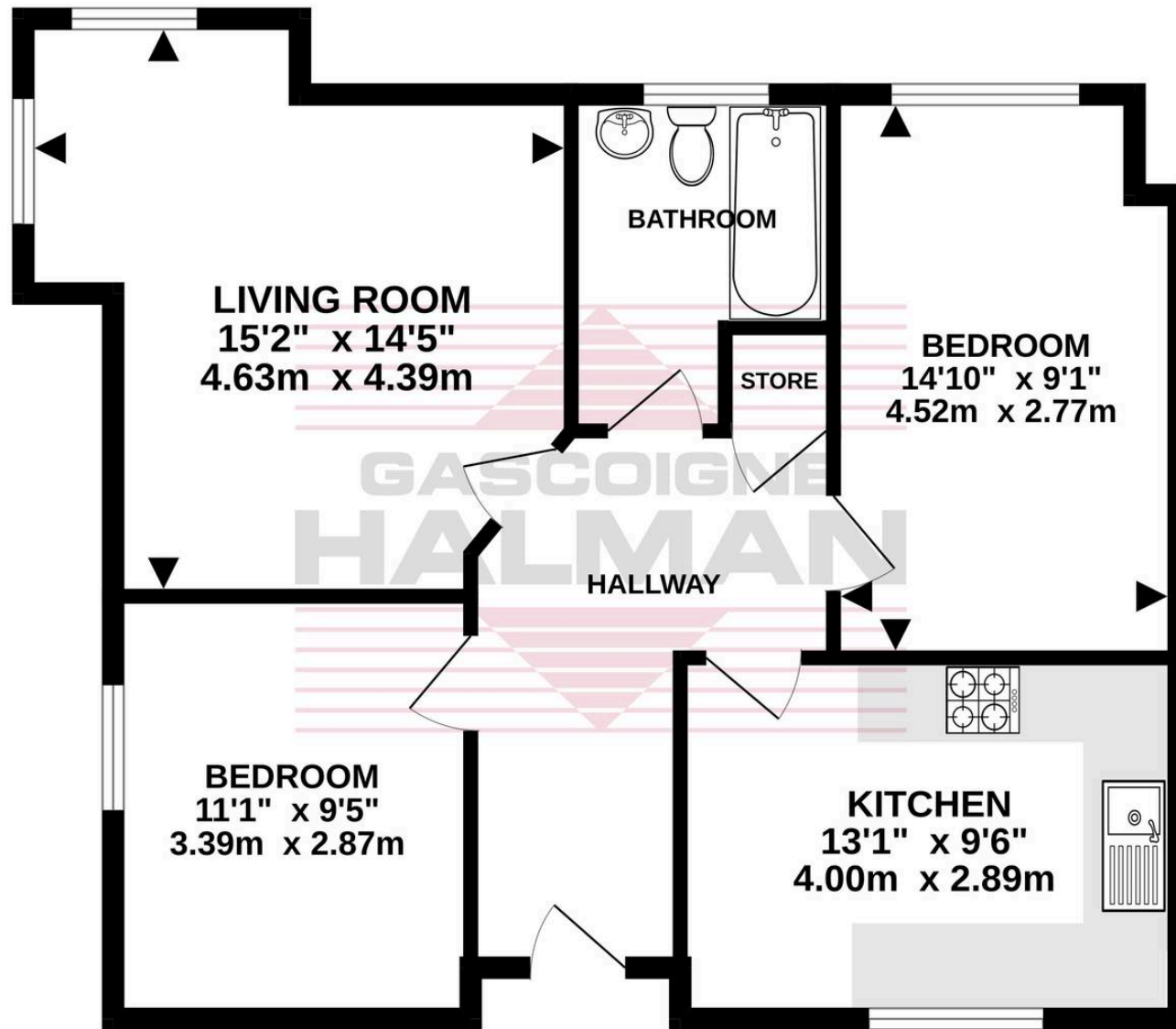
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Welcome to this beautifully presented two-bedroom first floor apartment, offering a stylish and contemporary living space ideal for first time buyers and investors alike. As you step inside, you are greeted by a welcoming entrance hall that leads into a generously sized lounge, designed for both relaxation and entertaining. The modern kitchen is thoughtfully appointed with sleek cabinetry, integrated appliances, and ample worktop space. Both double bedrooms provide comfortable and versatile accommodation, with plenty of room for wardrobes and additional furnishings. The bathroom features modern fittings, a crisp white suite, and quality tiling, creating a fresh and inviting atmosphere for daily routines. Quality finishes run throughout the apartment, from contemporary flooring to stylish lighting, reflecting the care and attention given to its presentation. The layout has been carefully considered to maximise space and natural light, offering a bright and airy feel throughout. Practical features such as secure entry and efficient heating add to the comfort and peace of mind. Located in a popular residential area, the apartment is within easy reach of local shops, cafes, and essential amenities, while reputable schools and excellent transport links provide convenience for commuters and families alike. With a reasonable service charge of £1,500 per year and ground rent of £150 per year, this property represents an excellent opportunity to secure a modern home in a well-maintained development. Whether you are seeking your first step onto the property ladder or a smart addition to your investment portfolio, this apartment combines contemporary living with a highly convenient location, ready to welcome its next owners.



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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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