



**GASCOIGNE
HALMAN**

25 HEYLAND ROAD, MANCHESTER, MANCHESTER
CITY COUNCIL BAND A/ EPC RATING D

THE AREAS LEADING ESTATE AGENT

| £185,000

Three-bedroom end-of-terrace home with no onward chain. The property requires modernisation throughout and offers the opportunity to place their own stamp on a home. The accommodation is well proportioned, with three bedrooms, two reception rooms, a good-sized garden and a driveway to the front. The property is within convenient reach of Wythenshawe Hospital, local retail parks/shops and useful commuter links.

DESCRIPTION

The property comprises in brief, an Entrance hallway, a living room, a dining room with French doors opening to the rear garden and a kitchen to the ground floor. The first floor comprises: Stairs/landing, three well-proportioned bedrooms, a bathroom, and a separate W.C.

Externally, the property is approached via a paved driveway, providing off-road parking. To the rear, there is a good-sized garden which is mainly laid to lawn and enclosed via timber-fenced boundaries. NO CHAIN!

LOCATION

The property is situated within a popular place to live, thanks to convenient transport links into Media

City, Manchester City Centre and other neighbouring areas via Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale, Timperley, Baguley and the surrounding areas are also very desirable locations for families. Local retail parks offer fantastic convenience with various shops and amenities nearby and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away. Timperley village meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores.

DIRECTIONS

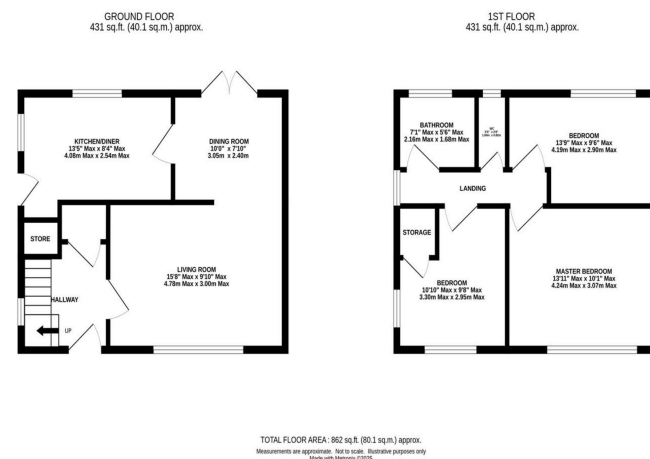
SAT NAV: M23 1HF

TENURE

Freehold

LOCAL AUTHORITY

Manchester Council - Tax Band A



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