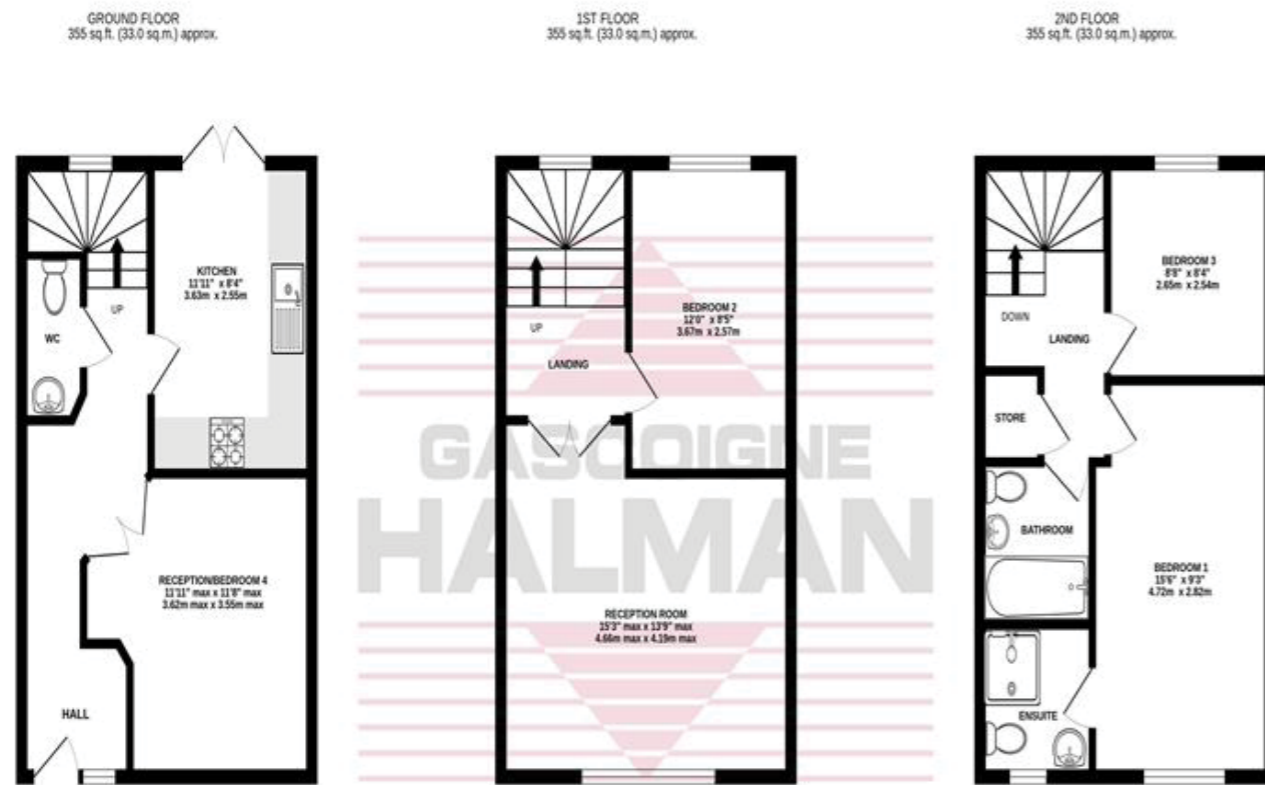


62 NORTHCOTE AVENUE
Wythenshawe
£280,000



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 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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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Cheadle
91, High Street, CHEADLE SK8 1AA
0161 428 1118 cheadle@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This versatile three/four bedroom terraced townhouse is available for sale with no vendor chain. It is located in a convenient residential area and spans three levels, offering well-proportioned rooms. The property needs cosmetic improvement in some areas, but includes off-road parking and an enclosed garden at the rear.

- No vendor chain
- Convenient residential location

- Perfect for first time buyers/investors & families
- Versatile & adaptable accommodation

£280,000

62 NORTHCOTE AVENUE

Wythenshawe



This property is located in an established modern development and is suitable for a First Time Buyer, Landlord, or family. The flexible accommodation spans three levels and comprises an Entrance Hall, Downstairs WC, Fitted Kitchen, and a spacious reception room or Bedroom. The First floor features a generous Lounge and a well-proportioned bedroom. The Second Floor includes two additional bedrooms, one with an Ensuite/WC, and the main bathroom. Outside, there is a front driveway and a rear enclosed garden. The property is conveniently situated near the Civic Centre and Metro, providing easy access to Manchester City Centre and the Airport. The M56/M60 Motorways are both located within easy reach.

LOCATION

Wythenshawe is conveniently situated for the M56 and M60 motorway as well as the nearby towns of Didsbury, Cheadle and Gatley which offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal shopping centre, Handforth Dean and Stanley Green retail parks are within easy reach as is the A34 bypass. Gatley railway station provides a direct link to Manchester City Centre and Manchester International Airport which is also nearby.

DIRECTIONS

M22 9AJ

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council. Council Tax Band: C

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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