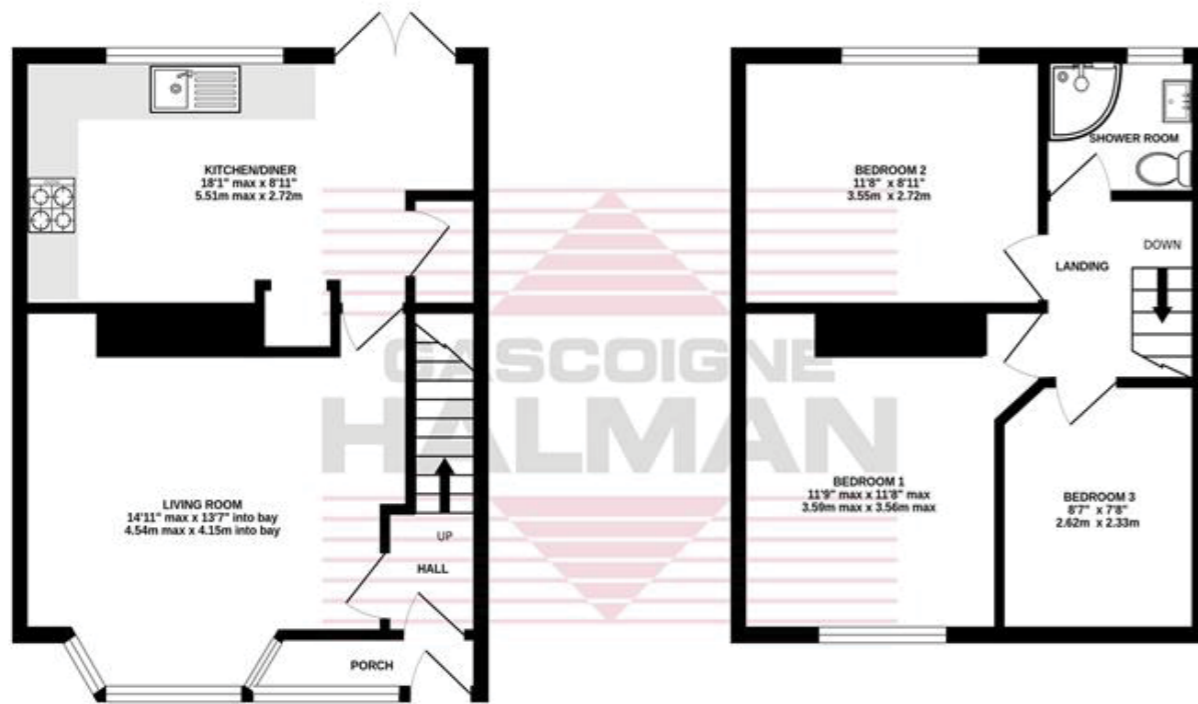


45 SHAYFIELD DRIVE
Wythenshawe
£245,000

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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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THE AREAS LEADING ESTATE AGENCY

An attractive three bedroom end-terrace home situated in a popular and convenient residential location. A home to suit first time buyers, families or even buy to let investors. The property features three well proportioned bedrooms, a sociable kitchen diner, modern shower room & a generous external space.

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

gascoignehalman.co.uk



GASCOIGNE HALMAN

- Popular and convenient residential location.
- Ideal home for first time buyers, families & investors
- Beautifully presented throughout.

- Paved driveway to the front.
- Large rear garden with patio area.

£245,000

45 SHAYFIELD DRIVE

Wythenshawe



This appealing three-bedroom end-terrace home is situated in a convenient residential neighborhood. Perfect for families, young professionals & commuters, it provides easy access to major motorways like the M60 and M56, ensuring a swift connection to Manchester city center and beyond. The interior is beautifully-kept and features a welcoming entrance hall, a roomy bay-fronted living room with a decorative fireplace, a fitted kitchen diner, three spacious bedrooms, and a tiled three-piece shower room. Outside, you'll find a block-paved driveway along with a charming, enclosed lawned garden that includes a large paved patio area. Take advantage of this excellent opportunity.

LOCATION

Wythenshawe is conveniently situated for the M56 and M60 motorway as well as the nearby towns of Didsbury, Timperley 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 8DT

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 MBC. Council Tax Band: A

VIEWING

Viewing strictly by appointment through the Agents.

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



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