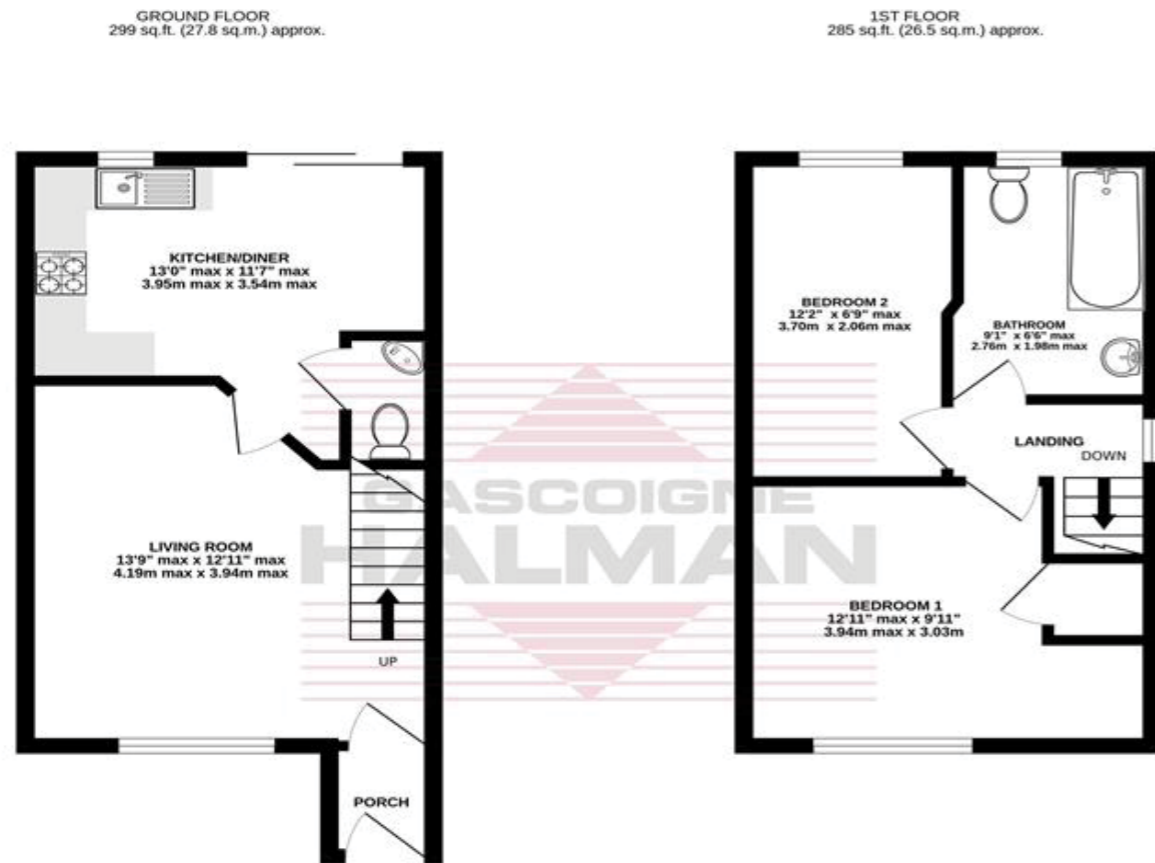


4 APPLEFORD AVENUE
Wythenshawe
£230,000



TOTAL FLOOR AREA: 585 sq.ft. (54.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. 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

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

gascoignehalman.co.uk



This well-equipped two-bedroom semi-detached house is available for sale with no vendor chain and is located in a quiet cul-de-sac. It is conveniently situated near Wythenshawe Hospital, the Metrolink, and the M56 and M60 motorways. This property would be a perfect choice for first-time buyers looking to enter the housing market. In addition, it includes off-road parking and a spacious lawned garden & a useful downstairs WC.

GASCOIGNE HALMAN

- Ideal first time buyer home.
- Popular and convenient residential location
- No vendor chain

- Useful downstairs WC
- Cul-de-sac position
- Enclosed garden to rear

£230,000

4 APPLEFORD AVENUE

Wythenshawe



An excellent opportunity for first-time buyers with no onward chain. This modern two-bedroom semi-detached house is located in a popular and convenient residential area and set within a cul-de-sac. The ground floor features an entrance porch, a living room with open aspect staircase, and a separate dining kitchen with sliding patio doors, along with a handy under-stairs WC. Upstairs, you'll find two well-proportioned bedrooms and a tiled three-piece bathroom. The front of the property includes a lawned garden and a driveway extended to the side for off-road parking. At the back, there's good sized lawned garden with a paved patio area and fenced boundaries. Contact us to arrange a viewing today.

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

M23 2BB

TENURE

Leasehold 125 Years from 11th Jun 2001

Time Remaining - 101 Years

End Date - 1st Jun 2126

Annual Ground Rent - £50.00

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: B

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN