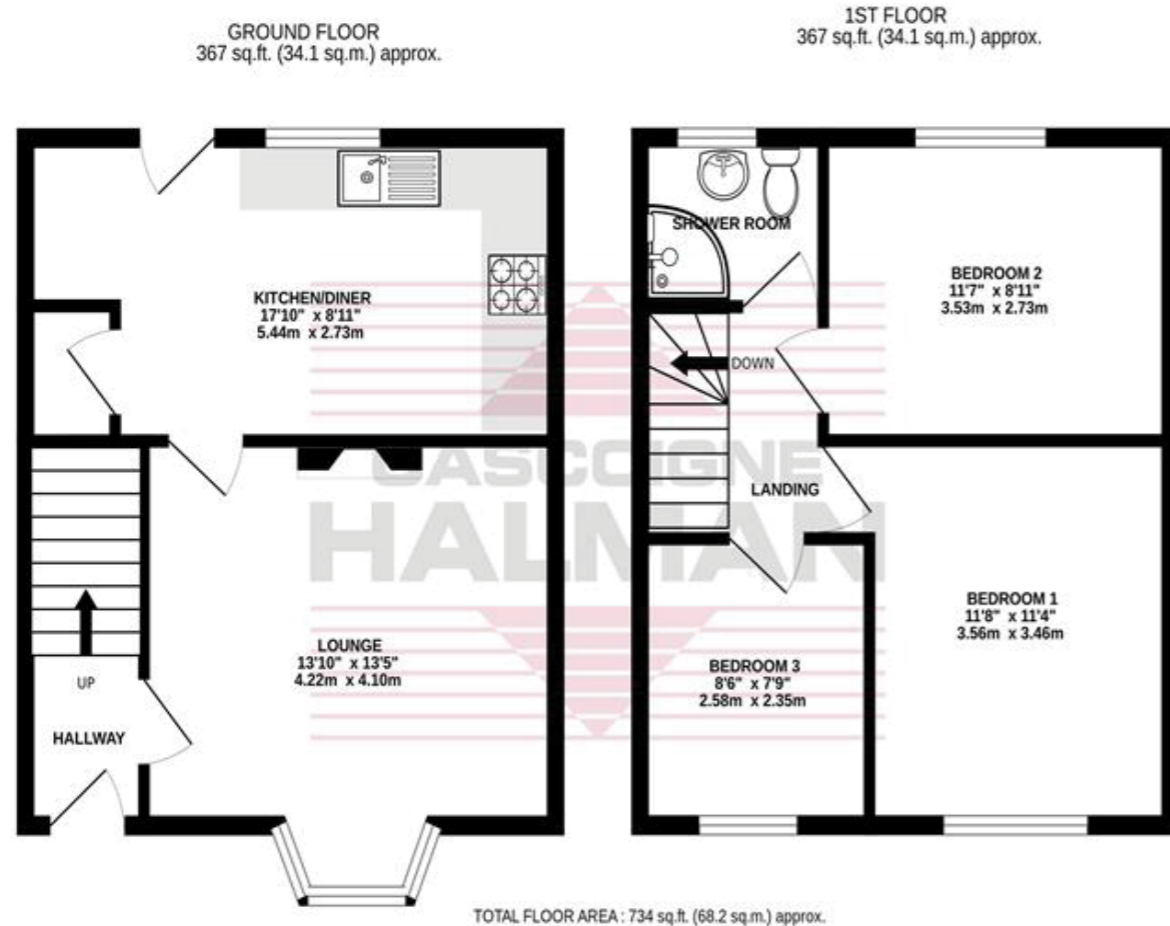


2 ROTHLEY AVENUE
Wythenshawe
£200,000



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

Cheadle
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gascoignehalman.co.uk



GASCOIGNE HALMAN

A well-proportioned three-bedroom semi-detached home on a large corner plot in Wythenshawe. Offering great potential for modernisation, with a spacious living room, kitchen-diner, and well-sized bedrooms. Close to transport links, Manchester Airport, and Wythenshawe Hospital. No chain!

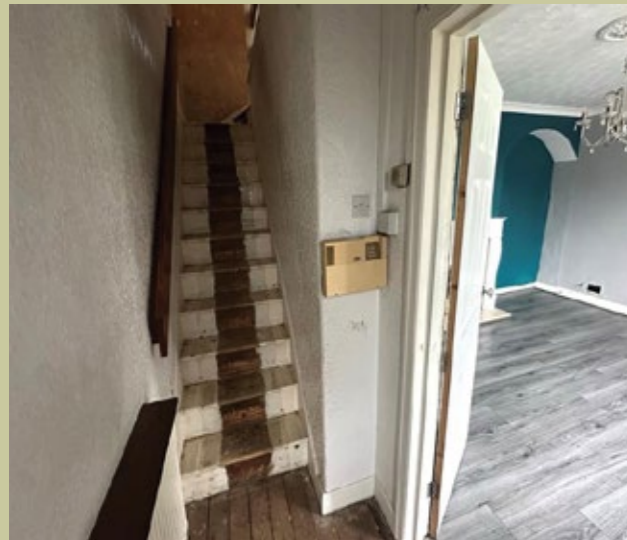
- No vendor chain
- Ideal purchase opportunity for first time buyers/ investors

- Large corner plot position
- Conveniently positioned to local transport links
- Close to Manchester Airport & Wythenshawe hospital.

£200,000

2 ROTHLEY AVENUE

Wythenshawe



DESCRIPTION

This three-bedroom semi-detached house in Wythenshawe offers excellent potential for buyers seeking a property to make their own. Set on a large corner plot, the home features three well-proportioned bedrooms, a spacious living room, and a kitchen-diner. While certain areas would benefit from modernisation, the property presents a fantastic opportunity to add personal touches and increase value. Conveniently located near local transport links, with easy access to Manchester Airport and Wythenshawe Hospital, the property is offered with no onward chain, making it an ideal choice for first-time buyers or investors.

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 8EX

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: A

VIEWING

Viewing strictly by appointment through the Agents.

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



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