



**GASCOIGNE  
HALMAN**

Plowden Road, Wythenshawe, Greater Manchester  
**Asking Price £250,000.00**

THE AREA'S LEADING ESTATE AGENCY







This three-bedroom terraced home offers excellent transport links via the M60, M56, and Metrolink. Featuring a modern living space, a well-equipped kitchen, and French doors leading to a lawned garden, it's perfect for families and professionals. A newly upgraded double driveway adds to its appeal. Early viewing is recommended!

## Property details

- Stylish 3-bed home in a great location
- Excellent transport links - M60, M56 & Metrolink
- Modern living with French doors to the garden
- Well-equipped kitchen & utility space
- Spacious bedrooms & sleek bathroom
- Private garden & upgraded driveway
- Ideal for families & professionals



## About this property

This charming three-bedroom home is located in a convenient residential area, ideal for families, young professionals, and commuters. With easy access to the M60 and M56 motorways and excellent Metrolink connections to Manchester and beyond, convenience is at your doorstep.

Inside, the property is well presented, featuring a welcoming entrance hall and porch, a stylish living room, and a separate sitting room with French patio doors leading to the garden. The ground floor is completed by a well-equipped fitted kitchen and a utility space.

Upstairs, you'll find three generously sized bedrooms and a modern tiled three-piece bathroom. Outside, the home boasts a recently upgraded block-paved double driveway and a private lawned garden with a paved patio area to the rear.

Early viewing is highly recommended - call now to register your interest!







## DIRECTIONS

M22 1QY

## COUNCIL TAX BAND

A

## 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

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

None

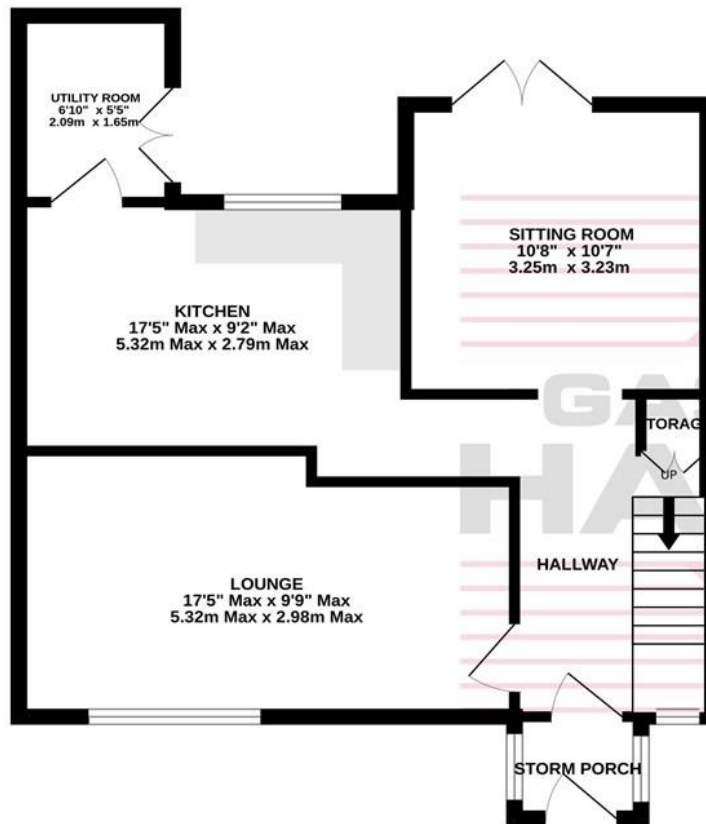
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

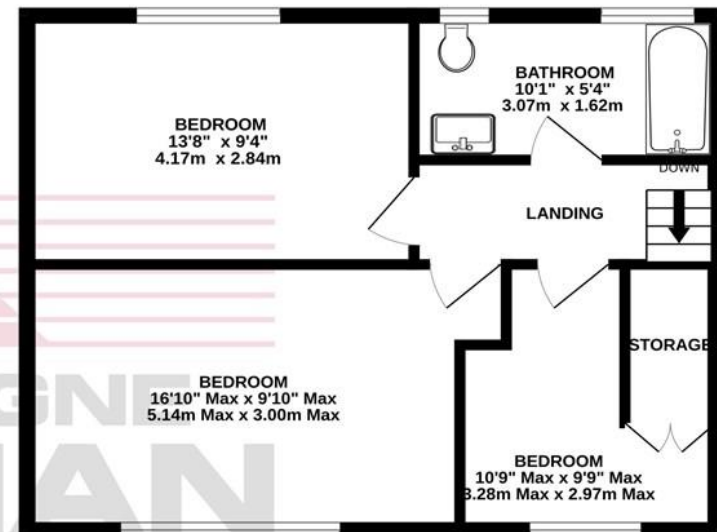
NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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.



GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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.

Made with Metacore ©2005



THE AREA'S LEADING ESTATE AGENCY

0161 428 1118 [cheadle@gascoignehalman.co.uk](mailto:cheadle@gascoignehalman.co.uk)  
91 High Street, Cheadle, Cheshire, SK8 1AA