



**GASCOIGNE
HALMAN**

Nearmaker Road, Wythenshawe
Asking Price £220,000

THE AREA'S LEADING ESTATE AGENCY



Offered with No Vendor Chain - A Three-Bedroom Home situated in a convenient residential location close to many local amenities.

Property details

- A short walk from the Metro
- Three well-presented bedrooms
- Well-connected links to surrounding areas
- Large Driveway
- Private rear garden
- No vendor chain



About this property

Well positioned for excellent transport links including major motorways, Manchester Airport, and the Metro, this generously sized three-bedroom mid-terraced property presents a fantastic opportunity for buyers looking to put their own stamp on a home.

Inside, the property offers a spacious layout including an entrance hall, a good-sized living room, and a combined kitchen/dining area. There's also a useful downstairs W/C. Upstairs, you'll find three well-proportioned bedrooms and a modern family shower room.

Externally, the home benefits from a large gated driveway to the front and a fully enclosed patio garden at the rear.

While the property would benefit from some updating in areas, it offers excellent potential and is sure to attract early interest - particularly with the advantage of no onward chain.





DIRECTIONS

M22 9JJ

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		86 B
69-80	C		
55-68	D	68 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

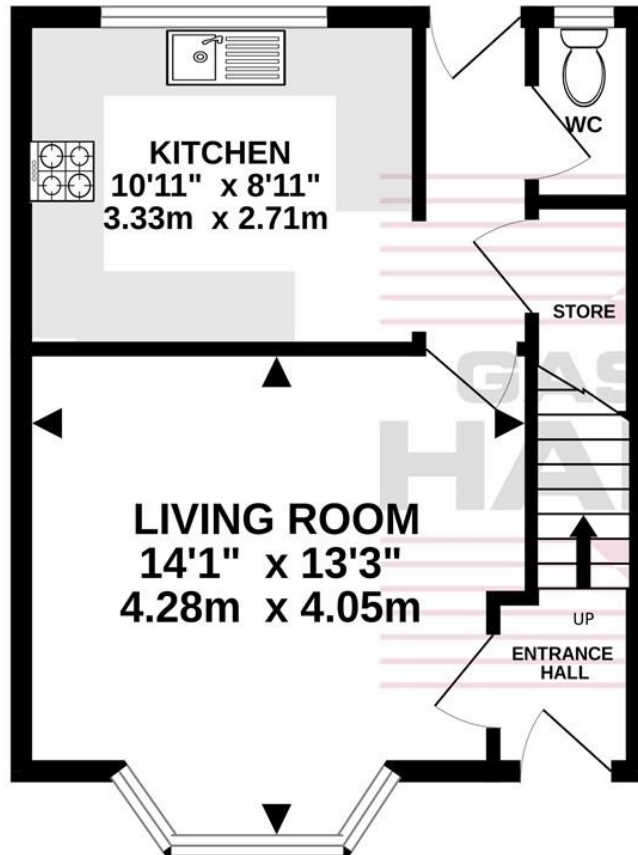
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

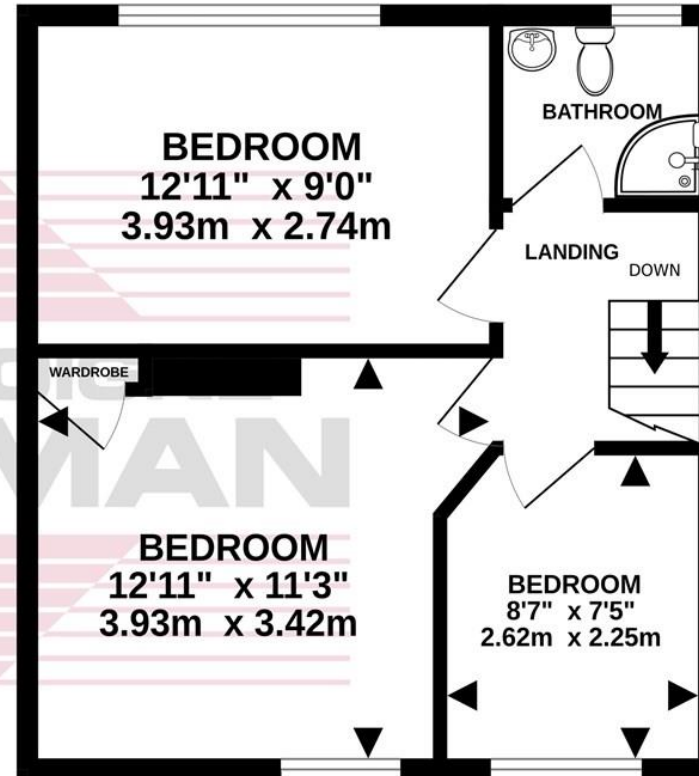
No

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
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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