



102 Rowarth Road
Wythenshawe M23 2UL
£170,000

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102 Rowarth Road Wythenshawe M23 2UL

£170,000

Offered for sale with no onward chain involved, this mid-terrace house requires updating and improvement.

The house forms part of a well-established residential area which has good access to amenities and transport networks. Schools for age groups are easily accessible.

The accommodation comprises: Entrance hallway, a living room which opens to a dining room, lean-to conservatory and a kitchen.

To the first floor are two double bedrooms, a single bedroom, bathroom and separate WC.

The property stands behind a grass area, well back from the road. There is a small garden area to the front of the house. To the rear is a garden which is overgrown but of a good size and not directly overlooked.

Cash buyers only

Tenure: Freehold
Council Tax: Manchester A

- Three Bedrooms
- No Onward Chain
- Living/Dining Room
- Spacious Accommodation
- Mid Terraced
- EPC Rating: D
- Council Tax Band: A
- Conservatory

Entrance Hall

Living Room
14" x 10'4
Opening to

Dining Room
20'10 x 7'10

Kitchen
15'2 x 5'4

Conservatory
9'6 x 9'3

First Floor Landing

W/C
5'6 x 2'9

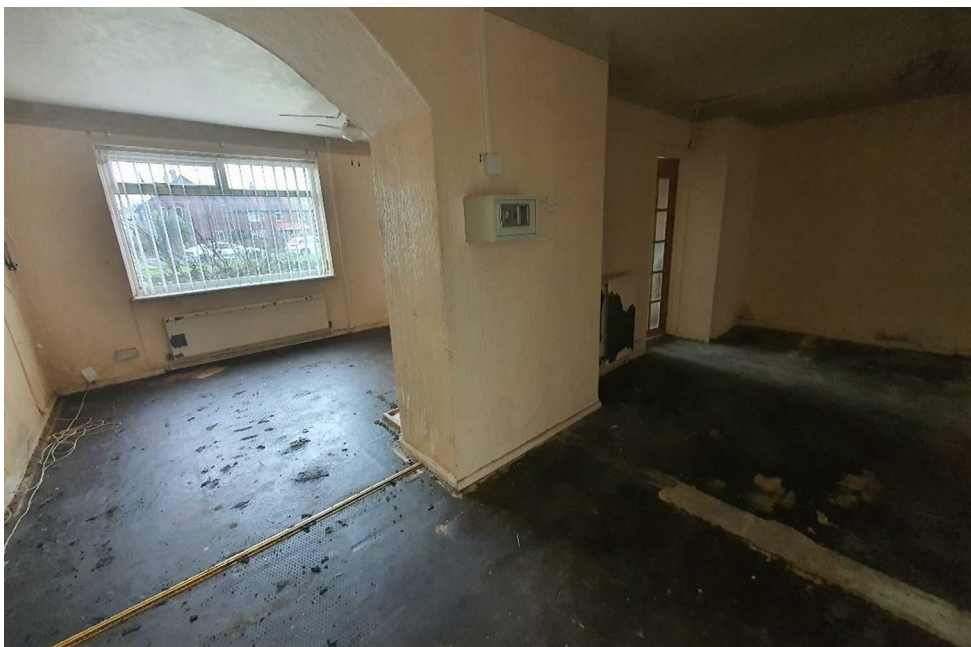
Shower Room
5'6 x 4'10

Bedroom 1
15'4 x 9'11

Bedroom 2
12'11 increasing to 14'05 x 9'5

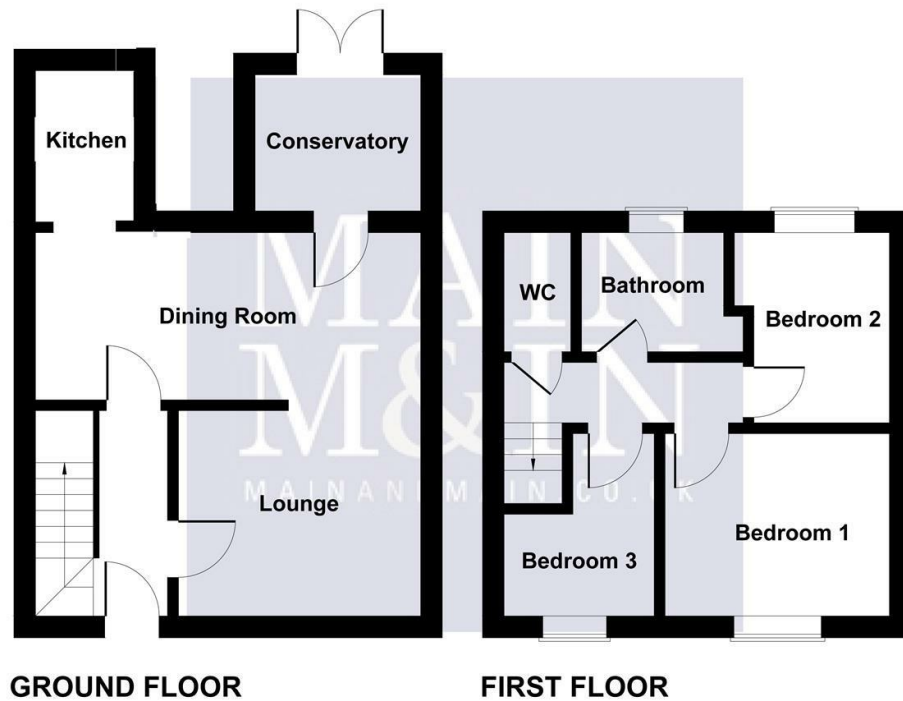
Bedroom 3

Externally
Garden To the rear





Rowarth Road



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

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| Very energy efficient - lower running costs | A |
| (92 plus) | A |
| (81-91) | B |
| (69-80) | C |
| (55-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| Not environmentally friendly - higher CO2 emissions | G |
| Current | 81 |
| Potential | 62 |

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