



99 Ravenscar Crescent  
Wythenshawe M22 0HP  
£250,000





# 99 Ravenscar Crescent Wythenshawe M22 0HP

£250,000

Presented to a very high standard throughout, this end of terrace property stands in attractive, well-maintained gardens, with a gated block-paved driveway providing off road parking space. There are three useful brick-built outdoor storage rooms.

The house forms part of a popular residential area, well-placed for amenities, schools and transport networks, with the Metrolink tram, M56/M60 motorway network and rail stations all easily accessible.

An entrance hallway leads to a spacious living room with feature fireplace and arch through to the dining room which has French doors to the rear garden. The kitchen is fitted with a range of integrated appliances.

To the first floor are three well-proportioned bedrooms and a stylish bathroom fitted with a white suite.

These homes appeal to a wide range of potential purchasers and as such, an early internal inspection is recommended.

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Stylish Bathroom
- PVCU Double Glazing
- Gas Central Heating
- Gated Driveway
- Attractive Gardens
- Popular Location
- Viewing Essential

Entrance Hallway

Living Room  
14'0" x 12'2"  
Opens to:

Dining Room  
8'9" x 8'5"

Kitchen  
11'4" x 8'5"

First Floor Landing

Bedroom One  
14'1" red to 12'10" x 8'6"

Bedroom Two  
14'1" red 10'10" x 10'5"

Bedroom Three  
9'9" max x 7'1" max

Bathroom  
7'6" x 5'4"

Externally

Gated driveway and gardens to the front.  
Attractive garden to the rear with lawn and decorative borders.  
Seating area to the side, with three brick-built storage rooms.

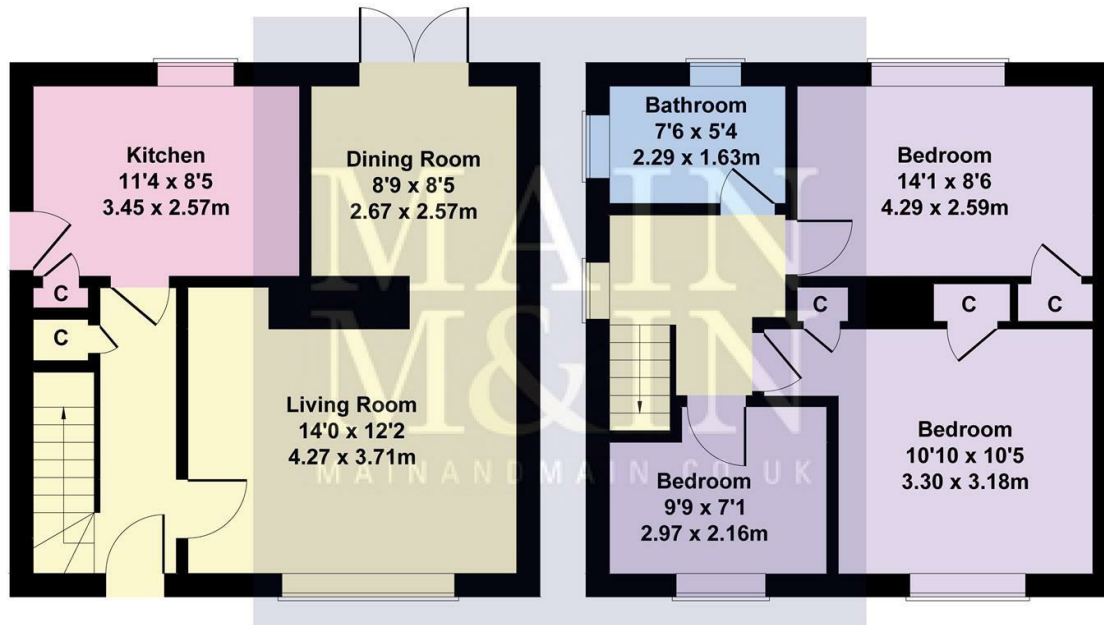


Tenure: Freehold  
Council Tax: Manchester A



## Ravenscar Crescent

Approximate Gross Internal Area  
854 sq ft - 79 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

mainandmain.co.uk

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (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	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	Potential
88	67

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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

