



10 Harburn Walk
Wythenshawe M22 0LF
Or Nearest Offer £280,000





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Presented to an excellent standard throughout, this modern home has benefited from numerous recent improvements, including a replacement combination boiler, a stylish renewed open-plan dining kitchen and the creation of a downstairs shower room/WC.

The property comprises: Entrance hallway, a spacious living room with bay window to the front, the modern dining kitchen which has patio doors to the garden, and a useful ground floor shower room/WC.

To the first floor is a landing which gives access to the two double bedrooms and a single bedroom (currently utilised as a dressing room). A family bathroom with shower above the bath completes the accommodation.

The house forms part of a popular development which was constructed in 2013. Electric gates give access to the parking area to the rear of the house where there are two allocated parking spaces, plus additional visitor spaces. There are attractive gardens which are laid to lawn with seating area, decorative borders and a storage shed.

Harburn Walk is well-placed for access to transport network connections including the Metrolink tram, rail station, M56/M60 motorway links and Manchester Airport. There are schools for all age-groups within easy reach.

An early internal viewing is advised - This is a lovely home which will appeal to a wide range of potential purchasers.

Tenure: Leasehold
Council Tax: Manchester B

- Gas Central Heating - Recent Combi Boiler
- PVCU Double Glazing
- Three Bedrooms
- Two Bathrooms
- Refitted Dining Kitchen
- Spacious Living Room
- Modern Bathroom
- Gardens to Three Sides
- Allocated Parking
- Popular Location

Entrance Hallway

Living Room
16'4" into bay x 16'5" max

Dining Kitchen
16'3" into bay x 10'3"

Downstairs Shower Room/WC

First Floor Landing

Bedroom One
13'7" x 8'2"

Bedroom Two
13'1" x 8'2"

Bedroom Three
9'9" max x 5'8" max

Bathroom

Externally

Gardens to three sides, with lawns, decorative borders and seating area.

Storage shed. Gated access to rear.

Secure parking via electric gates with two allocated spaces, plus visitor parking.





Harburn Walk
 Approximate Gross Internal Area
 820 sq ft -76 sq m

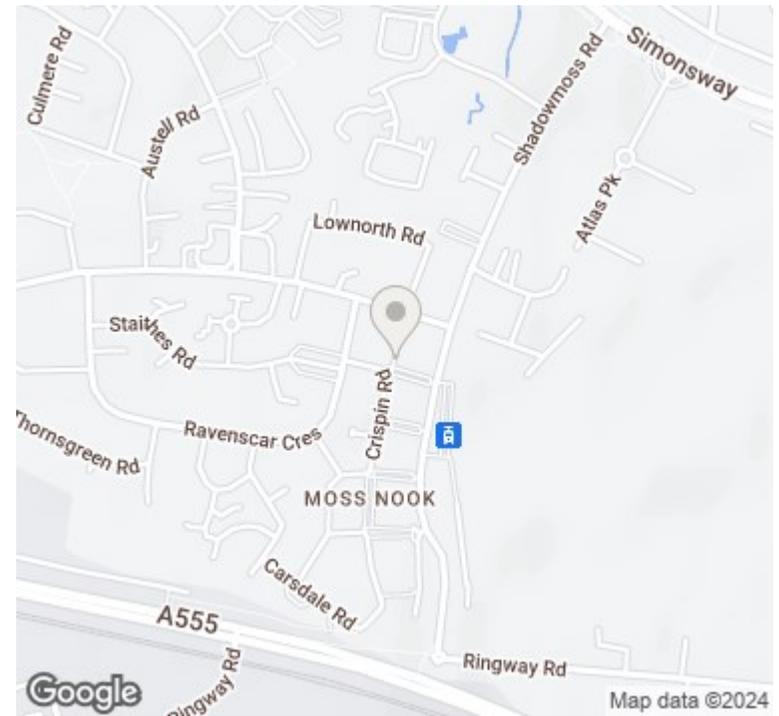


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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.

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

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			90	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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