



19 Stapleford Close
Wythenshawe M23 2SJ
£250,000





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Stapleford Close forms part of a popular residential area, close to Wythenshawe Hospital and with excellent transport network access.

This well-presented property is offered for sale with the benefit of having no onward chain involved.

The accommodation comprises: Entrance vestibule, a spacious living room and a fitted dining kitchen.

To the first floor are two double bedrooms, a single bedroom/study and a family bathroom which is fitted with a white suite with shower above the bath.

The house stands behind a garden area and to the rear is a lawned garden with seating area. A gate gives access to a further side garden with a driveway which provides off road parking space.

These homes attract a wide range of purchasers and we strongly advise an early internal inspection in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Fitted Dining Kitchen
- Family Bathroom
- Gardens
- Driveway
- Cul-de-sac Location
- Convenient for Wythenshawe Hospital
- No Onward Chain

Entrance Vestibule
3'0" x 3'1"

Living Room
13'9" x 15'6"

Dining Kitchen
13'9" x 8'0"

First Floor Landing

Bedroom One
7'2" x 13'7"

Bedroom Two
7'2" x 9'11"

Bedroom Three
5'9" max x 9'10" max

Bathroom
5'9" x 5'4"

Externally

Garden area to the front.

Lawned rear garden, with gate leading to:

Side garden area and driveway providing off road parking space.

Leasehold Information

951 years remain of a 999 year lease which commenced 01/01/1977.

£35 PA Ground Rent.

Tenure: Leasehold

Council Tax: Manchester B



Ground Floor



First Floor



For illustration purposes only, not to scale.
Plan produced using PlanUp.

19 Stapleford Close, Manchester

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





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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	

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	74
Potential	88

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.

