



22 Litherland Avenue
Manchester M22 5LD
£275,000



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Offered for sale with no onward chain involved, this semi-detached property forms part of the ever-popular Ashway Park development, which is well-placed for access to amenities, schools and excellent transport links.

The accommodation comprises: Entrance hallway, downstairs WC, a spacious living room opens to a dining room. A fitted kitchen completes the ground floor.

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

The house stands behind a garden area with a driveway providing off-road parking space. A gate leads to the enclosed rear garden which is paved for ease of maintenance.

There is a large detached brick-built garage which provides additional storage space.

An early internal inspection is strongly advised in order to avoid disappointment.

- Three Bedrooms
- Two Reception Rooms
- Downstairs WC
- Fitted Kitchen
- Family Bathroom
- Driveway
- Garage
- Popular Location
- No Onward Chain

Entrance Hallway

Downstairs WC

Living Room
13'1" x 12'3"

Opens to:

Dining Room
10'9" x 7'6"

Kitchen
10'8" x 7'9"

First Floor Landing

Bedroom One
13'0" max x 9'3" max

Bedroom Two
11'3" max x 9'3" max

Bedroom Three
9'5" red to 6'6" x 7'7" max

Bathroom
6'0" x 6'4"

Externally

Garden to the front with driveway alongside.

Enclosed paved garden to the rear with gated access to the front.

Detached Garage
18'1" x 8'6"

A large brick-built garage providing additional storage space.

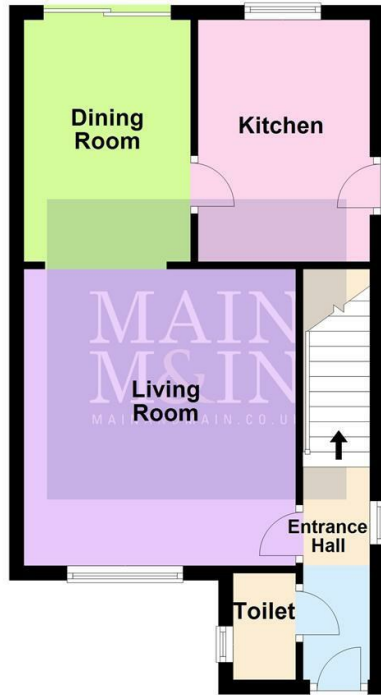
Tenure: Freehold

Council Tax: Manchester C





Ground Floor



First Floor



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

22 Litherland Avenue, Wythenshawe, Greater 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 (A2 plus)	A
Very environmentally friendly - lower CO2 emissions (A1-91)	B
Very environmentally friendly - lower CO2 emissions (A1-91)	C
Very environmentally friendly - lower CO2 emissions (A1-91)	D
Very environmentally friendly - lower CO2 emissions (A1-91)	E
Very environmentally friendly - lower CO2 emissions (A1-91)	F
Very environmentally friendly - lower CO2 emissions (A1-91)	G
Not environmentally friendly - higher CO2 emissions (1-20)	G

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (A2 plus)	A
Very energy efficient - lower running costs (A1-91)	B
Very energy efficient - lower running costs (A1-91)	C
Very energy efficient - lower running costs (A1-91)	D
Very energy efficient - lower running costs (A1-91)	E
Very energy efficient - lower running costs (A1-91)	F
Very energy efficient - lower running costs (A1-91)	G
Not energy efficient - higher running costs (1-20)	G
Current	71
Potential	86

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

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

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

