



24 Elderburn Road
Wythenshawe M22 9BD
75% Shared Ownership £206,250





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Wythenshawe M20 9BD Shared Ownership £206,250

**** 75% SHARED OWNERSHIP - Rent of £169.41 pcm payable ****

**** Viewings to commence on Saturday 3rd August - Call to book your appointment! ****

This well-presented semi-detached house forms part of the popular Scholars Fields development which was completed in 2019.

The house offers accommodation across three floors which comprises: Entrance vestibule, living room, inner hallway with ground floor WC and a dining kitchen with doors leading out to the garden.

To the first floor is a bedroom, study and a family bathroom.

The second floor has two further double bedrooms.

The property stands behind a garden with double length driveway alongside. There is an enclosed garden to the rear with seating area and gated access.

These homes are well-placed for access to plentiful amenities with Wythenshawe Forum nearby.

There are excellent transport networks all within easy reach, along with schooling for all age groups.

An early internal inspection is essential in order to appreciate this stylish home.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Study
- Downstairs WC
- Modern Fitted Dining Kitchen
- Family Bathroom
- Driveway
- Gardens
- Viewing Essential

Entrance Vestibule
5'2" x 5'2"

Living Room
11'1" x 13'3"

Inner Hallway

Downstairs WC
5'2" x 2'9"

Dining Kitchen
12'9" red 9'8" x 13'3"

First Floor Landing

Bedroom One
11'1" x 13'3"

Study
9'4" x 4'9"

Bathroom
9'9" x 8'1" max

Second Floor Landing

Bedroom Two
14'0" red 11'1" x 13'3"
Some restricted head-height.

Bedroom Three
9'8" x 13'3"
Some restricted head-height.

Externally
Garden area to front.
Double length driveway.
Gated access to the enclosed rear garden.
Seating area and lawn.

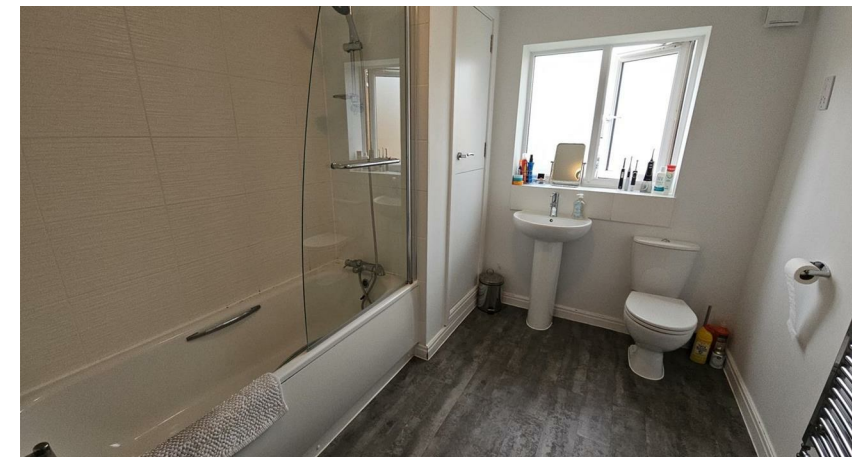
Shared Ownership Rent Payable:
£169.41 per calendar month payable for rental of the remaining 25%.

Tenure: Leasehold
Council Tax: Manchester B



Not to Scale. Produced by The Plan Portal 2023
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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 (1st 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 energy efficient - lower CO2 emissions (92 plus)	A
Very energy efficient - lower CO2 emissions (81-91)	B
Energy efficient - lower CO2 emissions (69-80)	C
Energy efficient - lower CO2 emissions (55-68)	D
Energy efficient - lower CO2 emissions (39-54)	E
Energy efficient - lower CO2 emissions (21-38)	F
Not energy efficient - higher CO2 emissions (1-20)	G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
Very energy efficient - lower running costs (81-91)	B
Energy efficient - lower running costs (69-80)	C
Energy efficient - lower running costs (55-68)	D
Energy efficient - lower running costs (39-54)	E
Energy efficient - lower running costs (21-38)	F
Not energy efficient - higher running costs (1-20)	G
Current	Potential
84	94

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.

