



10 Gibbon Avenue
Wythenshawe M22 0DG
£285,000





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A FREEHOLD, Inner Corner, Extended, Three Bedroom property with large private rear gardens.

Don't be deceived for this is a truly remarkable home which is probably the best of its type on the market at present. Over recent years it has had considerable money spent on improvements and maintenance. This includes a substantial brick sun room extension, replacement tiled roof, new kitchen, bathroom and boiler plus many other features.

It offers: Entrance Hall, Downstairs WC, Lounge, Fitted Kitchen, Sun Room, Three Bedrooms, Bathroom/WC. Outside are gardens to the front and large enclosed gardens to the rear to include a raised seating area and two garden sheds.

It lies close to local shops, The Metro, the M56 Motorway and Manchester Airport.

Viewing is especially recommended.

- Gas Central Heating (New Boiler June 2024)
- PVCU Double Glazing
- Cavity Wall Insulation
- Three Bedrooms
- Re-Fitted Kitchen/Bathroom
- Re-Roofed (2023)
- Private Rear Garden
- Freehold
- Viewing Essential

Tenure: Freehold
Council Tax: Manchester A

Entrance Hall
Built in cupboard's with plumbing for washing machine, Fitted Coat hooks and shoe holder

Lounge
16'6 x 11'15
Gas fire with surround, Fitted shelving units, Patio doors to the rear

Kitchen
16'65 x 8'02 decreasing to 9'9
Cottage style kitchen comprising: Oak countertops and splashbacks, Fitted Fridge, freezer, dishwasher, wall mounted combi boiler, Opening to:

Sun Room
16'5 x 8'9
Bifold Doors to the rear

Downstairs WC
5'1 x 2'4
Low level WC

Landing
Loft Access, Built in linen cupboard

Bedroom One
13'2 x 10'4 (inc to 12'92)
Feature wall panelling, Built in wardrobe

Bedroom Three
11'23 x 9'63
Feature wall panelling, Built in cupboard

Bedroom Four
9'7 x 6'6
Feature wall panelling, Built in storage recess

Bathroom
5'29 x 5'51
Three piece suite comprising: Low level WC, Wash Basin, Fitted storage unit, Panelled bath with shower over

External
Flagged front yard, To the rear there is decking, patio paving ,Lawns, Garden sheds

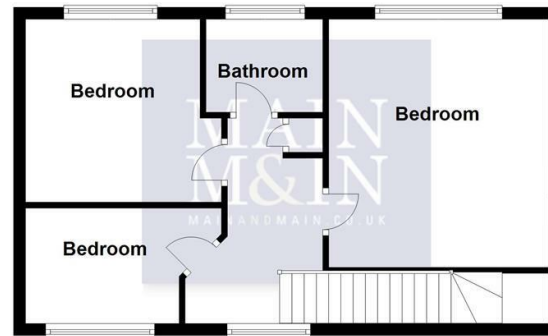




Ground Floor



First Floor



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

10 Gibbon Avenue, Manchester

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



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EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
Very environmentally friendly - lower CO2 emissions	(81-91) B
Very environmentally friendly - lower CO2 emissions	(69-80) C
Very environmentally friendly - lower CO2 emissions	(55-68) D
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Very environmentally friendly - lower CO2 emissions	(21-38) F
Very environmentally friendly - lower CO2 emissions	(1-20) G
Current	82
Potential	

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Current	70
Potential	82

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.

