



51 Nearbrook Road
Wythenshawe M22 9PY
Offers Over £235,000





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Recently refurbished to an excellent standard, this immaculate home is offered for sale in 'turn-key' condition, with no onward chain involved.

The property is neutrally decorated with attractive newly-installed hard floor coverings throughout. An entrance hallway leads to a spacious living room with window overlooking the garden. A stylish re-fitted dining kitchen is sure to impress, with attractive modern units and contrasting worktop surfaces. It features newly fitted appliances which include integrated fridge and freezer, electric oven and gas hob with extractor hood above. There is also a deep under stairs storeroom, a downstairs WC and a rear hallway with storage space and combination boiler.

To the first floor are three well-proportioned bedrooms and an impressive contemporary bathroom/WC.

The house features an attractive gated front garden, with inset lighting which is also present at the rear: A lawned garden with seating area afford a good degree of privacy, and there is gated access to the front via a ginnel.

The property stands well back from the road, opposite the popular Haveley Hey Primary School. The area boasts excellent transport links and plentiful amenities within easy reach.

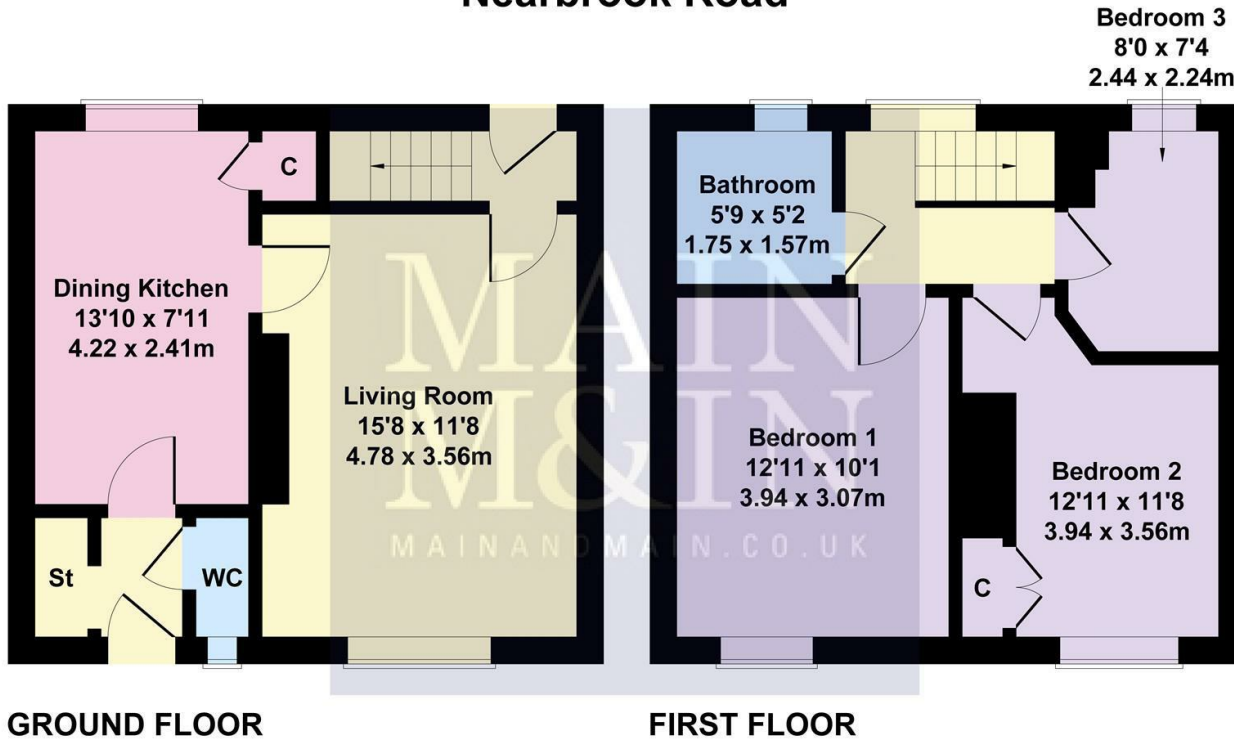
This is a home which is certain to impress. These properties appeal to a wide range of potential purchasers and as such, we recommend an early internal inspection in order to avoid disappointment.



Tenure: Freehold
Council Tax: Manchester A



Nearbrook Road



Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 437 1338



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - 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	

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

