



3a Chatcombe Road
Wythenshawe M22 1RQ
Offers Over £200,000



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This well-presented end of terrace house is certain to appeal to first-time and investment buyers in particular.

An entrance vestibule opens to a spacious reception room with feature fireplace. To the rear of the house is a modern fitted dining kitchen with access to the rear garden.

To the first floor are two bedrooms and a bathroom which is fitted with a white suite, with shower above the bath.

The property stands behind a lawned garden with a driveway providing off road parking space which extends to the side of the house, through gates. At the rear is an impressive garden which has been recently improved: Specifically designed to be low-maintenance, it features attractive paving, raised borders and it enjoys a southerly aspect.

Chatcombe Road forms part of a popular residential area, well-placed for easy access to amenities and transport networks.

An internal inspection is strongly recommended.

Tenure: Leasehold
Council Tax: Manchester A

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Fitted Dining Kitchen
- Spacious Living Room
- Modern Bathroom
- Driveway
- Attractive Gardens
- Great FTB or Investment Buy
- Viewing Essential

Entrance Vestibule

Living Room
12'3" max x 15'10"

Dining Kitchen
12'3" x 8'7"

First Floor Landing

Bedroom One
12'3" max x 10'1"

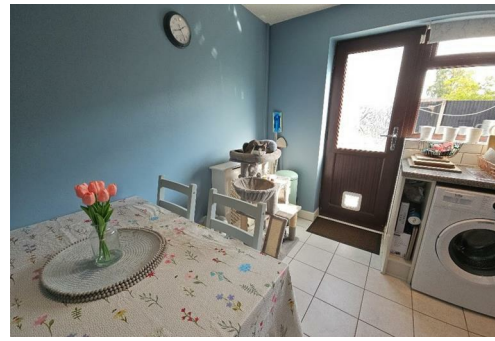
Bedroom Two
12'3" x 6'0"

Bathroom
6'5" x 5'5"

Externally
Garden to the front.
Driveway running alongside property, through gates.
Attractive paved rear garden.

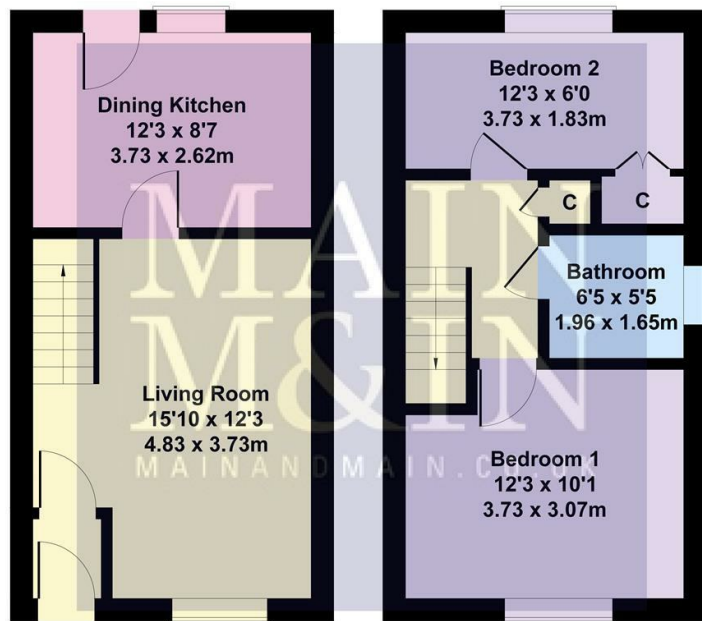
Leasehold Information
964 years remain of a 999 year lease - Annual ground rent of £35.





Chatcombe Road

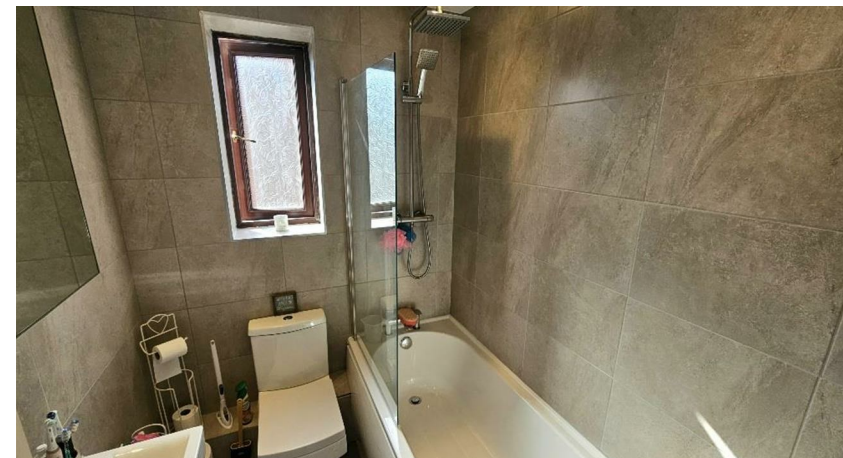
Approximate Gross Internal Area
611 sq ft - 57 sq m



GROUND FLOOR

FIRST FLOOR

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 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	

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.

