



Yew Tree Cottage Styal Road  
Manchester M22 5TJ  
Asking Price £350,000







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What an Opportunity! A FREEHOLD, Period, Three Bedroom Semi Detached Cottage together with a two storey attached annex. NO CHAIN.

Yew Tree Cottage comes to the market for the first time in over seventy five years. It requires modernisation throughout but once undertaken will provide a unique home to suit most buyer's modern day requirements. It comprises: Entrance Porch, Dining Room, Lounge, Kitchen. On the first floor are Three Bedrooms, Bathroom/WC. Linked to the cottage is a two storey annex comprising Entrance Porch, Lounge/Kitchen and Downstairs WC. On the first floor is a double bedroom and Bathroom/WC.

Outside are gardens on three sides which incorporate a detached garage and shed.

The property lies close to most local amenities as well as the metro on Simonsway and Heald Green Station and Village.

Viewing Essential.

- Gas Central Heating
- Double Glazing
- Three Bedrooms Plus:
- One Bedroom Annex
- Modernisation required
- Freehold
- NO ONWARD CHAIN

Entrance Porch

Lounge  
15'2" x 11'1"



Dining Room  
14'10" x 12'10"  
Tiled Fireplace

Kitchen  
14'6" x 12'7"  
Part Tiled Walls, Fitted Cupboards, Work Surfaces  
Gas Range Cooker, Plumbing for Washing Machine

Enclosed Side Porch to Annex  
Stairs from Kitchen to Landing

Bedroom One  
14'11" x 12'9"

Bedroom Two  
11'10" x 11'3"

Bedroom Three  
12' x 8'7" plus cupboard depth

Bathroom/WC  
11'5" x 8'  
Twin Wash Basins, Panelled Bath, Shower Cubicle, Low Level WC, Bidet

Annex  
Entrance Hall with Downstairs WC off (low level WC, Wash Basin)  
Stairs to Bedroom.

Council Tax Band A (Manchester City Council)

Lounge  
14'10" x 9'5"  
Arch to:

Kitchen  
11' x 4'9"  
Fitted Cupboards, Gas Hob, Plumbing for Washing Machine, Space for Fridge

Bedroom  
12'11" x 12'3"  
Storage with Eaves

En-suite Bathroom/WC  
7'5" x 5'5"  
Tiled Walls, Three Piece Suite, Boiler Cupboard  
Wall Mounted Gas Boiler

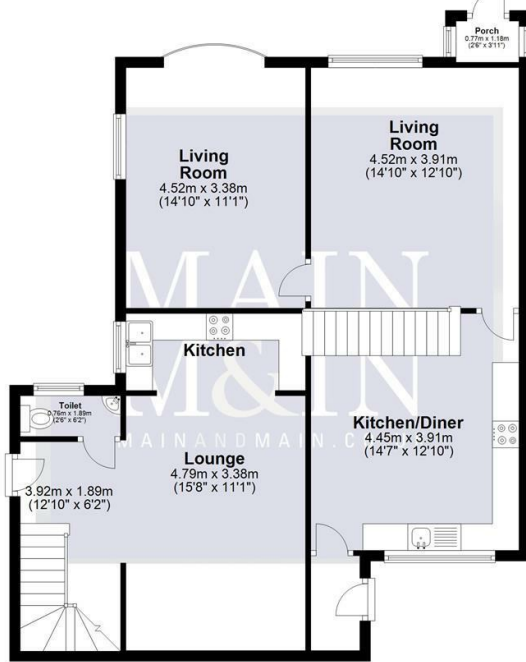
Outside  
Gardens on three sides to include lawns, patio, shed and concrete garage

Tenure: Freehold  
Council Tax: Manchester City  
Council C



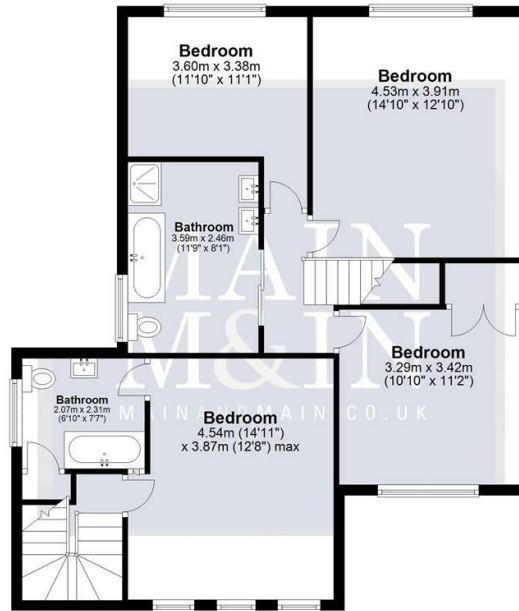
**Ground Floor**

Approx. 86.0 sq. metres (926.1 sq. feet)



**First Floor**

Approx. 82.3 sq. metres (885.9 sq. feet)



Total area: approx. 168.3 sq. metres (1812.0 sq. feet)

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

**Yew Tree Cottage, Manchester**

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 (1<sup>st</sup> 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

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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
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	Potential

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
Current	Potential
	61
	72

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.

