



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:

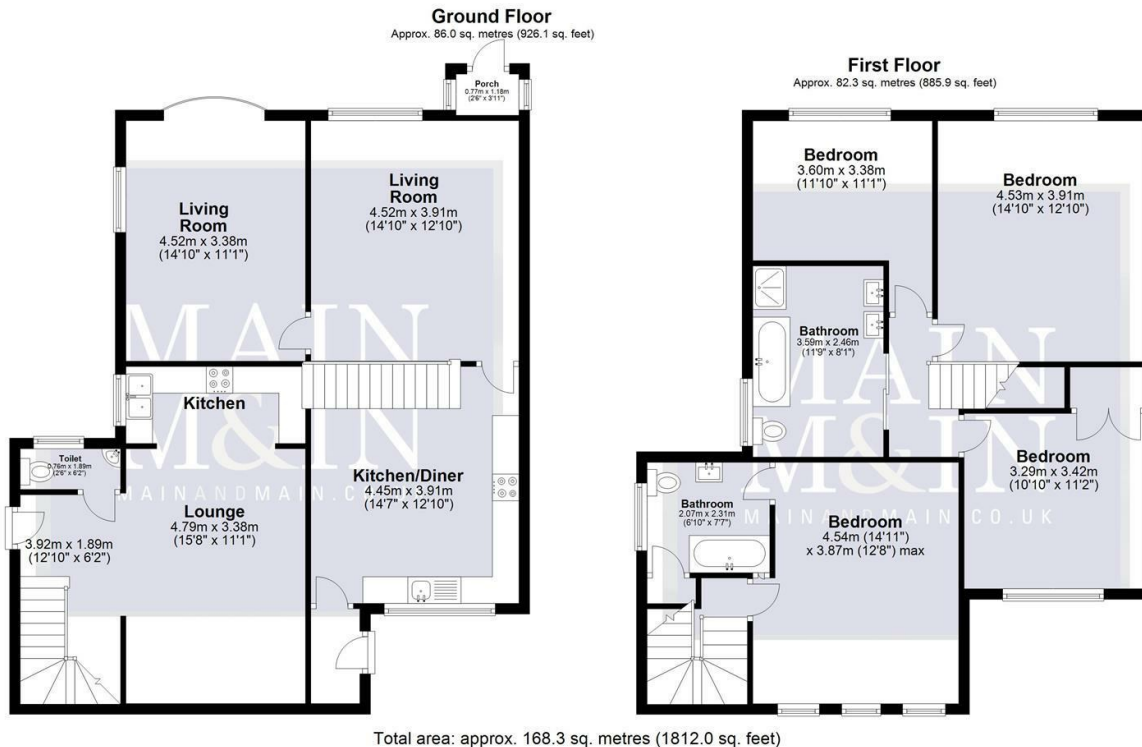
Kitchen
11' x 4'9"
Fitted Cupboards, Gas Hob, Plumbing for Washing Machine, Space for Fridge

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

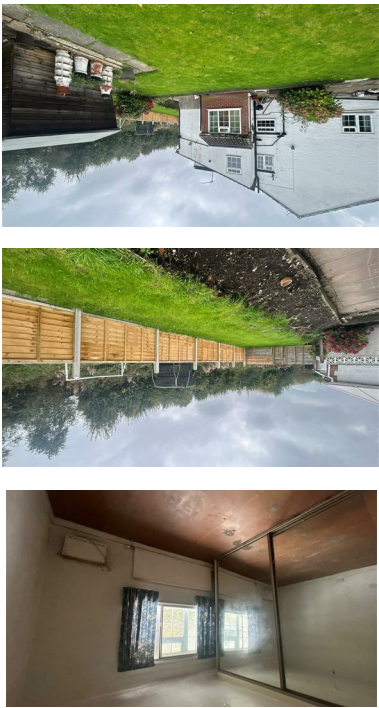
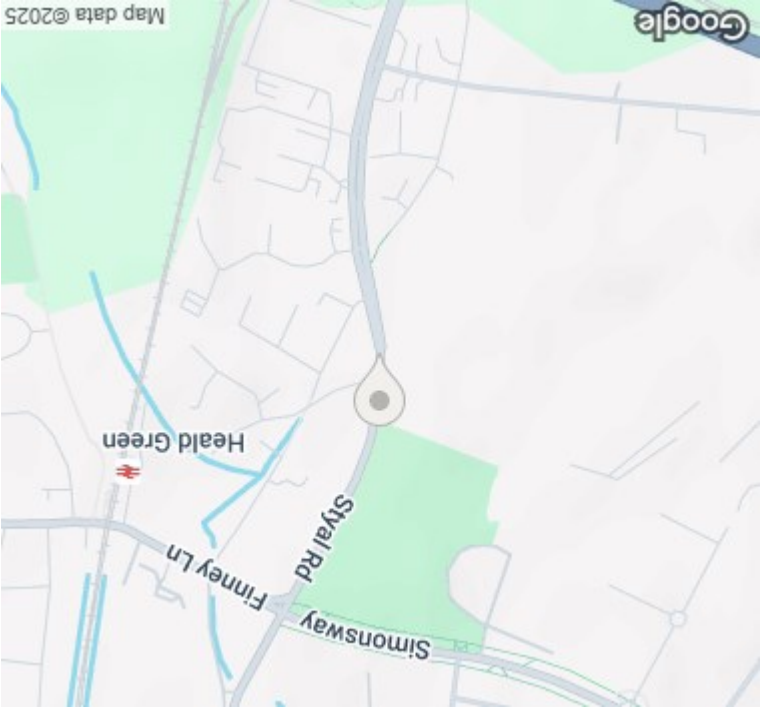
En-suite Bathroom/WC
7'5" x 5'5"
Tiled Walls, Three Piece Suite, Boiler Cupboard
Wall Mounted Gas Boiler

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

Tenure: Freehold
Council Tax: Manchester City
Council C



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



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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
61	72

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