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42 Oldwood Road
Newall Green M23 2ZD
Offers Over £200,000

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42 Oldwood Road Newall Green M23 2ZD

Offers Over £200,000

Offered for sale with no onward chain, this well-proportioned mid-terrace house is certain to appeal to a wide range of potential purchasers.

The property is well-placed for access to amenities and transport links, with the M56/M60 motorway networks nearby and the Metrolink, rail station and Manchester Airport also within easy reach. The area has popular schools for all age groups.

The accommodation comprises: Entrance hallway, living room, dining room, and a kitchen. There is an unconverted attached utility/storage room which could be developed/incorporated, subject to the necessary regulations being met.

To the first floor is a landing which leads to two well-proportioned double bedrooms, a single bedroom, a modern shower room and a separate WC.

The house stands behind a front garden area and to the rear is a lawned garden, beyond which is a pleasant open aspect across playing fields.

The house has been well-maintained over the last six decades of family ownership, but it will now benefit from some further updating. These are ever-popular homes and we recommend an early internal inspection in order to avoid disappointment.

Tenure: Freehold
Council Tax: Manchester A

- Gas Central Heating - Combi Boiler
- Majority Wooden Framed Double Glazing
- Two Reception Rooms
- Three Bedrooms
- Modern Shower Room
- Separate WC
- Gardens
- No Onward Chain

Entrance Hallway
6'3" x 10'2"

Living Room
13'10" x 10'3"
Opens to:

Dining Room
8'4" x 7'7"

Kitchen
11'10" x 8'9"

Utility/Store Room
5'6" x 16'8"

First Floor Landing

Bedroom One
16'10" red to 15'2" x 10'4" red to 9'9"

Bedroom Two
14'5" red to 11'11" x 9'4"

Bedroom Three
9'3" max x 10'4" max
(L-shaped)

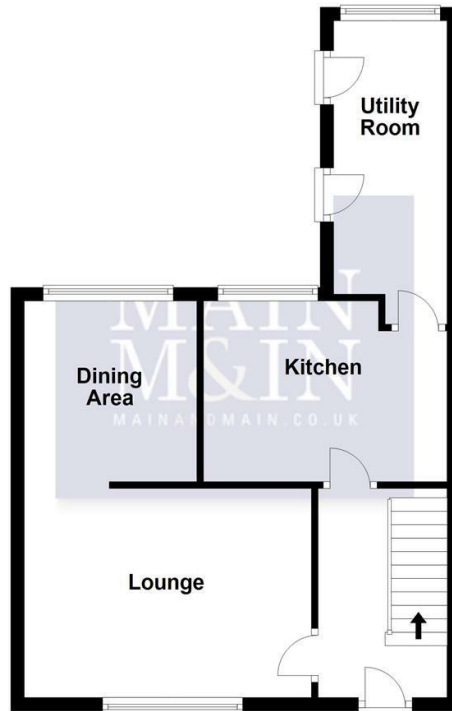
Shower Room
6'11" max x 5'6" max

Externally
Gardens to the front and rear.

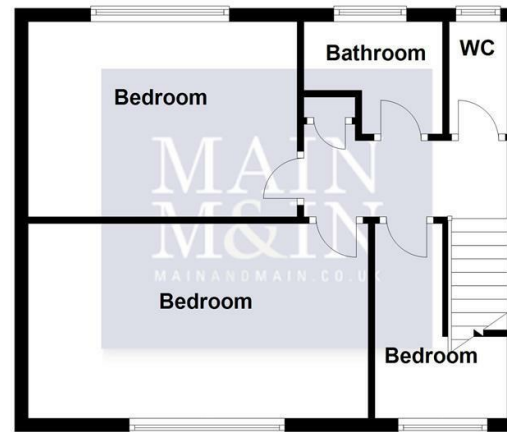




Ground Floor



First Floor

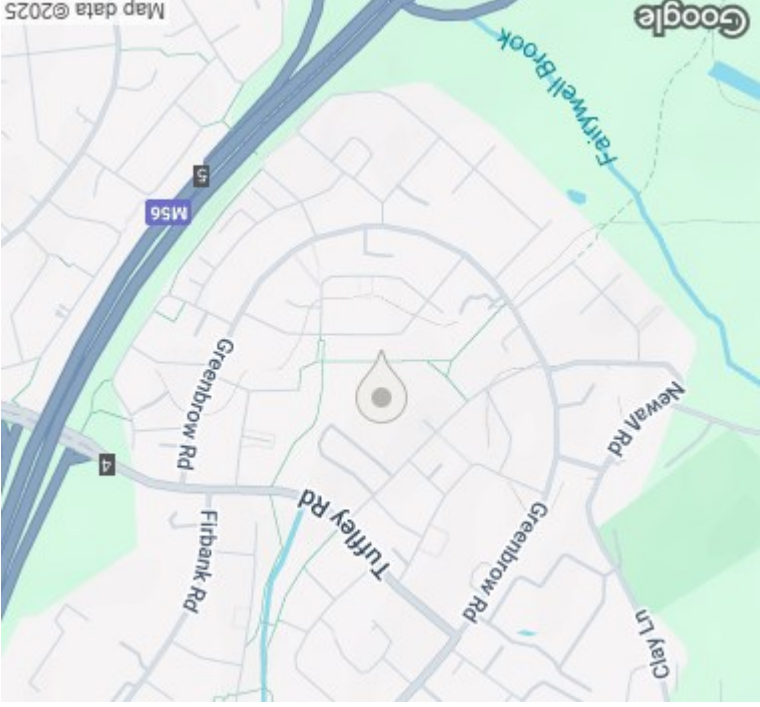
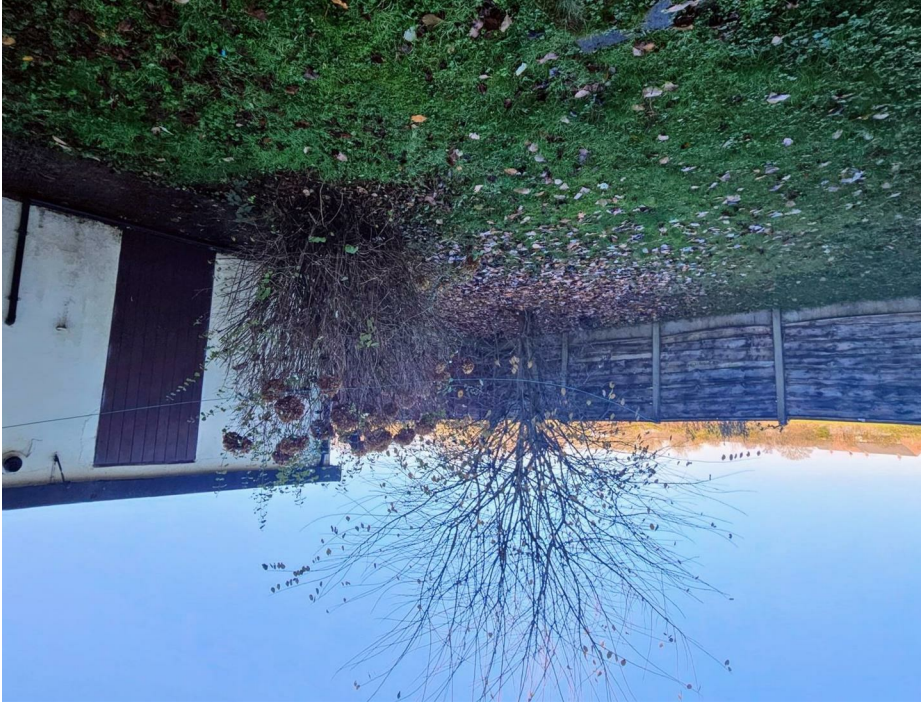


For illustration purposes only, not to scale.
Plan produced using PlanUp.

42 Oldwood Road, Manchester

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





Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 paise)
	B (81 paise)
	C (69 paise)
	D (55 paise)
	E (39 paise)
	F (21 paise)
	G (1 paise)
Not energy efficient - higher running costs	
Current	66
Potential	83

Environmental Impact (CO ₂) Rating	
Current	
Potential	

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.

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