



40 Northcote Avenue
Wythenshawe M22 9AJ
£280,000

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40 Northcote Avenue Wythenshawe M22 9AJ

£280,000

Offered for sale with NO ONWARD CHAIN and located on a popular modern development, this versatile three/four bedroom townhouse offers well-presented accommodation across three floors, which comprises: Entrance hallway, downstairs cloakroom/WC, reception room/bedroom four and a fitted breakfast kitchen which features French doors to the garden.

To the first floor, a wide landing leads through double doors to a well-proportioned living room with stylish feature panelling. There is also a further bedroom to this floor. To the second floor is the large master bedroom which features built-in wardrobes and an en-suite shower room/WC. There is another bedroom and a family bathroom completes the accommodation.

The property is conveniently-placed for access to transport networks being close to Crossacres Metrolink station. The rail station, M56/M60 motorways and Manchester Airport are within easy reach and Wythenshawe Hospital is also easily accessible. There are plentiful amenities nearby.

To the rear is a garden which is paved for ease of maintenance. There is a garden area to the front, with a driveway proving off road parking space.

These homes always prove to be particularly popular: Early internal viewings are highly recommended.

Tenure: Freehold
Council Tax: Manchester C

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Bathrooms
- Downstairs WC
- Driveway
- Gardens
- Popular Location
- No Onward Chain
- Viewing Essential

Entrance Hallway

Downstairs WC

Dining Room/Bedroom Four
11'6" max x 11'10" red to 9'5"

Kitchen
11'10" x 8'4"

First Floor Landing

Living Room
15'3" max x 13'11" max

Bedroom Two
8'4" x 11'11"

Second Floor Landing

Bedroom One
9'3" x 15'5"

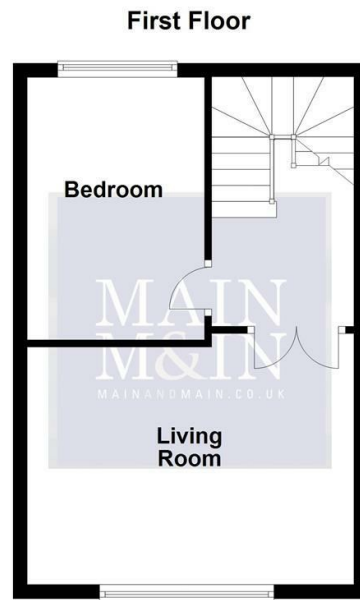
En-suite Shower Room/WC
5'8" x 5'9"

Bedroom Three
8'7" x 8'4"

Bathroom
6'2" x 5'6"

Externally
Garden area to the front, with driveway.
Paved garden to the rear.

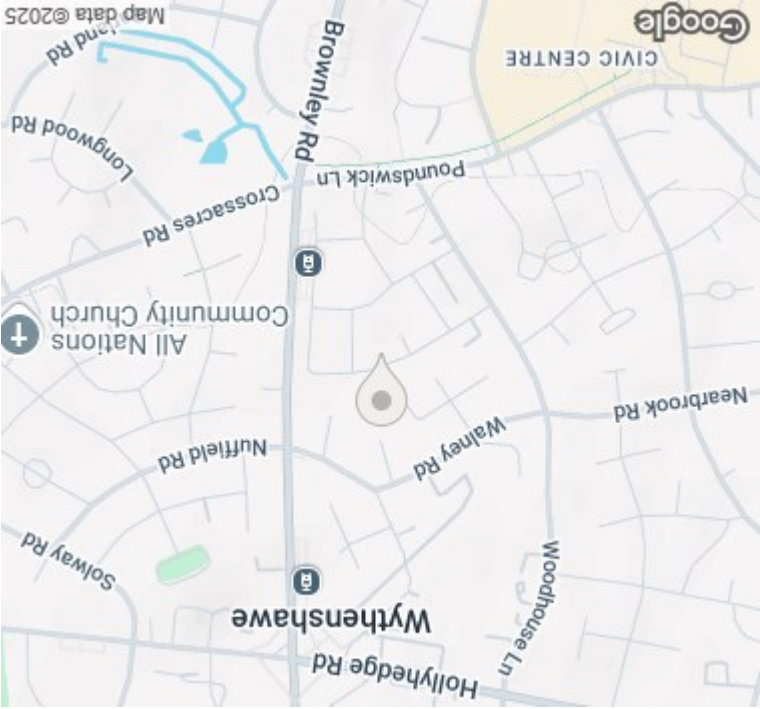




For illustration purposes only, not to scale.
Plan produced using PlanUp.



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
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
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