



46 Longhope Road  
Wythenshawe M22 1UP  
Asking Price £210,000

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# 46 Longhope Road

## Wythenshawe M22 1UP Asking Price £210,000

A Two Bedroom FREEHOLD Mid Mews, not overlooked at the rear.

This modern mews house is well-presented throughout. The property is located in a popular area, within easy reach of amenities, transport networks (including the Metrolink tram) and schools.

The accommodation comprises: Entrance hallway, downstairs WC, a spacious living/dining room with French doors to the garden, fitted kitchen.

To the first floor is a landing with storage. The principal bedroom is located to the rear with fitted wardrobes and a pleasant aspect across the park to the rear. There is a second bedroom and a bathroom/WC which is fitted with a white bathroom suite.

The house stands behind a gated garden area. To the rear is an enclosed low-maintenance garden with two storage sheds. A gate gives access to the parking area to the rear, where there is a designated space.

These homes are ever-popular and appeal to a wide range of buyers. An early internal inspection is essential.

Note: Freehold property but has service charge of £525.60 per annum for maintenance of car park area.

Tenure: Freehold  
Council Tax: Manchester A

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Downstairs WC
- Gardens
- Allocated Parking
- Overlooking Park

Entrance Hallway

Downstairs WC  
White Suite

Living/Dining Room  
16'3" x 11'9"  
Double glazed patio doors to garden.

Kitchen  
8' x 8'3" max  
Fitted Units and appliances

Landing

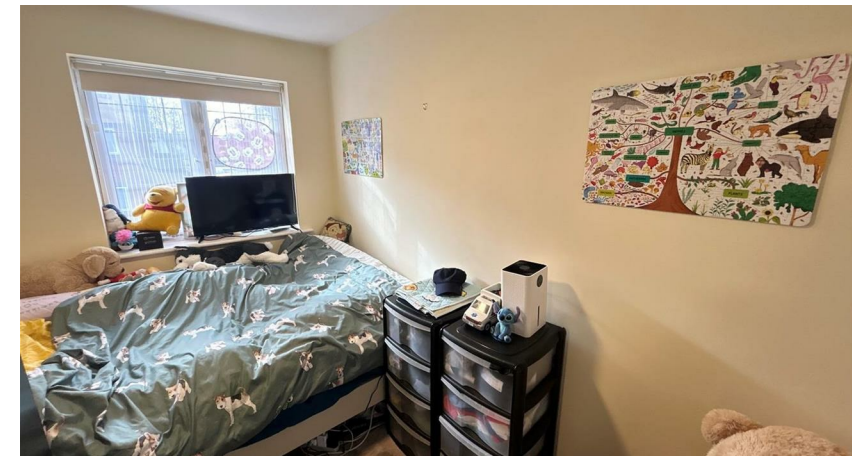
Bedroom One  
11'6" x 9'7" max  
Fitted Wardrobes

Bedroom Two  
10'10" x 6'9" max

Bathroom/WC  
7'10" x 4'9"

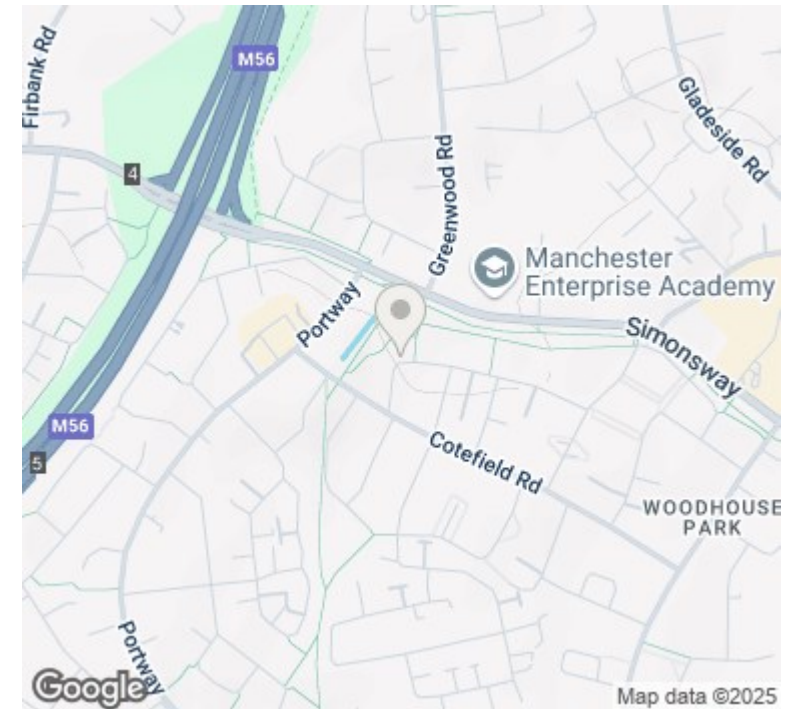
Externally  
Gardens to the front and rear, two garden sheds  
Gate to: Parking area - allocated space





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                    |           |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---|-----------|-------------------------|---|---------|-------------------------|
|   | Current   | Potential               |   | Current | Potential               |
| Very energy efficient - lower running costs |           |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               | (92 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>                            |           |                         | (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>                            | <b>73</b> |                         | (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>                            |           |                         | (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>                            |           |                         | (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>                            |           |                         | (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>                             |           |                         | (1-20) <b>G</b>   |         |                         |
| Not energy efficient - higher running costs |           |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |           | EU Directive 2002/91/EC | England & Wales   |         | EU Directive 2002/91/EC |

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