



25 Mendip Avenue  
Wythenshawe M22 9YA  
Asking Price £285,000

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# 25 Mendip Avenue

## Wythenshawe M22 9YA Asking Price £285,000

A FREEHOLD, Three Bedroom, Extended End Terrace with off road parking for three/four vehicles.

Situated in a quiet location close to Gatley Village and transport this deceptive property offers: Entrance Hall, Lounge, Dining Room, Play room/Study, Downstairs Shower Room/WC, Fitted Kitchen, Landing, Three Bedrooms, Bathroom/WC. Outside: Gardens to front and gate leading to rear garden with off road parking. (Access gained via a driveway off Mendip Avenue which serves several properties).

Within a few miles are both the M56/M60 motorways, Manchester Airport and centres such as Heald Green, Cheadle and the large stores on the A34 bypass. The asking price has been keenly set as our client "wishes to sell"

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Parking for three to four cars
- Freehold
- NO ONWARD CHAIN

Entrance Hall  
8'6" x 8'2"

Lounge  
15'2" x 9'9"

Dining Room

Playroom/Study  
9'5" x 7'6" to 5'6" x 4'1"

Downstairs Shower Room/WC  
7'5" max x 5' max  
White Suite

Fitted Kitchen  
11'9" x 8'6"  
Part Tiled Walls, Fitted Units, Range Cooker, plumbing for Washing Machine  
Combi Gas Boiler

Landing

Bedroom One  
13'9" x 8"

Bedroom Two  
9'3" x 10'1" increasing to 13'6" max

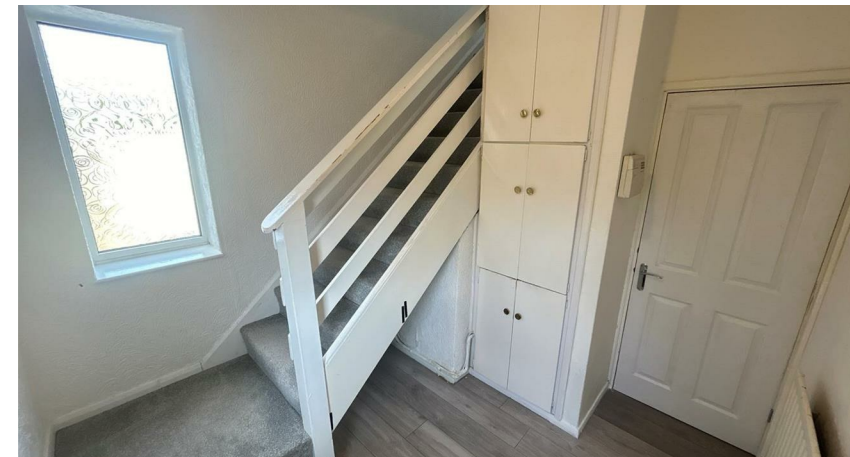
Bedroom Three  
9'8" x 9'6" to 6'2"

Bathroom/WC  
White Three piece suite

Outside  
Front Garden with hedging. Enclosed rear garden with gated access, lawn, concrete shed, storage shed

Tenure: Freehold  
Council Tax: Manchester City  
Council A





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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</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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**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498