



161 Greenbrow Road
Wythenshawe M23 2SD
Asking Price £235,000

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161 Greenbrow Road

Wythenshawe M23 2SD Asking Price £235,000

Offered for sale with "NO ONWARD CHAIN", this well-proportioned end-terrace house is certain to appeal to a wide range of potential purchasers from First time buyers to Investors

The accommodation comprises: Entrance hallway, Living room, Dining room, Kitchen and a utility/wc, Storage rooms. To the first floor there is a landing, Two double bedrooms, one single bedroom, Bathroom and separate WC.

The house stands behind a grass verge well back from the road and has a front enclosed garden and good sized rear private garden.

Local amenities found nearby including Wythenshawe hospital, Manchester airport, The forum Centre, M56/M60 motorway's.

Viewing essential.

- PVCU double glazing
- Gas central heating
- Three Bedrooms
- No onward chain
- Some Updating Required
- Gardens Front & Rear
- Viewing Essential
- Downstairs WC

Entrance Hall
Meter cupboard

Living Room
15'1 x 9'6
Fire place surround (No fire)

Dining Room
10' x 7'8

Kitchen
9'3 x 7'9

Utility / W/C
5'5 x 5'2
wall mounted Combi Boiler, WC, Plumbing for washing machine

Bedroom One
13'9 x 9'8
Fitted Wardrobes

Bedroom Two
13'4 x 9'4

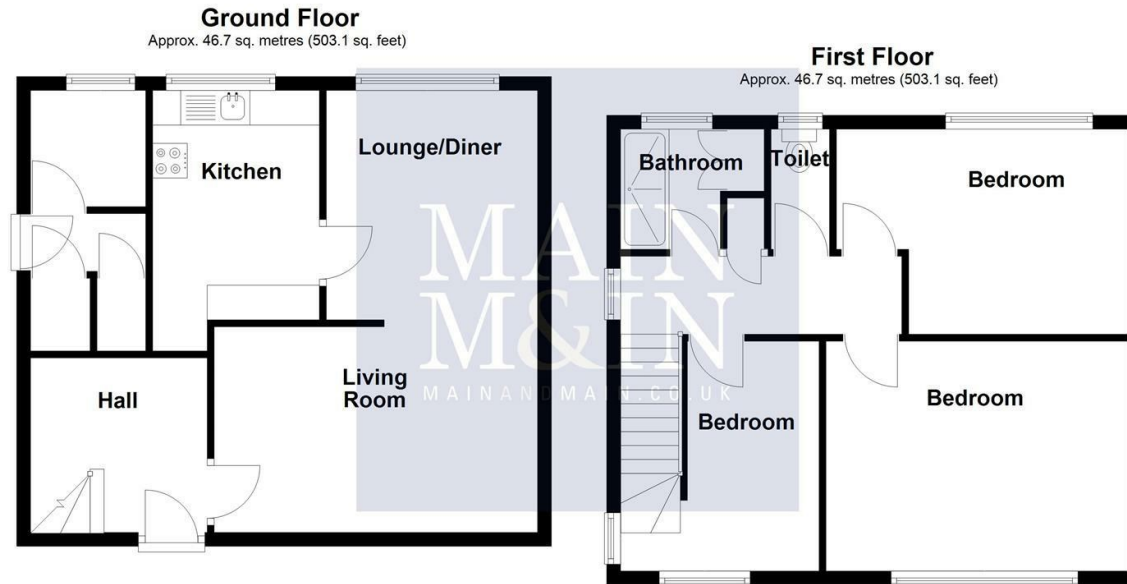
Bedroom Three
9'7 x 6'1 increasing to 9'5
Built in cupboard

Bathroom
5'5 x 5
Walk in shower, built in cupboard, sink unit

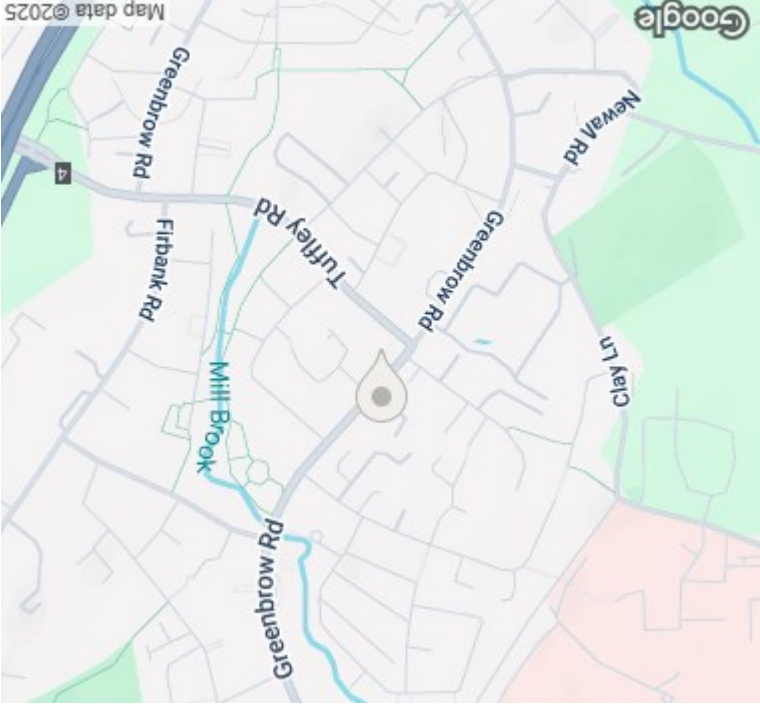
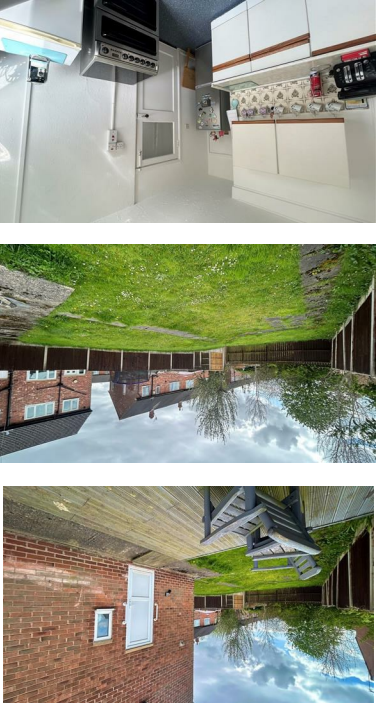
Seperate W/C
2'7 x 5'6

External
Enclosed garden to the front, There is an enclosed garden to the rear with seating area and lawn.

Tenure: Freehold
Council Tax: Manchester 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	
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
85	68

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