



8 Compton Drive
Newall Green M23 2XZ
£250,000

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8 Compton Drive Newall Green M23 2XZ

£250,000

Offered for sale with the benefit of having no onward chain, this well-maintained end terrace house forms part of a well-established, popular residential area.

The property comes to the market for the first time since 1957, having been a much-loved family home. The accommodation presents very well, with spacious rooms and the potential to update.

An entrance hallway leads to a living room which opens on to a dining room. There is a fitted kitchen and a rear hall, leading out to a brick-built storage rooms and a wash house.

To the first floor are two generous double bedrooms, a single bedroom, bathroom and a separate WC.

The house stands behind a gated block-paved driveway which provides off road parking space, alongside a garden area. There is a further lawned area alongside the house, with a well-proportioned garden to the rear.

Compton Drive is well-placed for access to local amenities, with schools for all age groups also catered for. It is also convenient for access to transport networks.

This is a most appealing property which is certain to attract early interest. Viewing is advised.

- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- PVCU Double Glazing
- Gated Block Paved Driveway
- Gardens to Three Sides
- Well-proportioned Accommodation
- Some Updating Required
- Popular Location
- No Onward Chain

Entrance Hallway
6'4 x 10'2

Living Room

13'10 x 9'9

Opens to:

Dining Room

8'4 x 7'9

Kitchen

8'10 max x 11'11 max

First Floor Landing

Bedroom One

10'2 x 15'2 plus door recess

Bedroom Two

14'5 max x 9'4

Bedroom Three

9'5 max x 10'3 max

(L-shaped)

Bathroom

4'4 x 5'6

Separate WC

2'7 x 5'6

Externally

Garden area to the front, with a gated block-paved driveway.

Lawned side garden.

Enclosed rear garden with seating area, lawn and decorative borders.

Brick built wash house and further storage room.



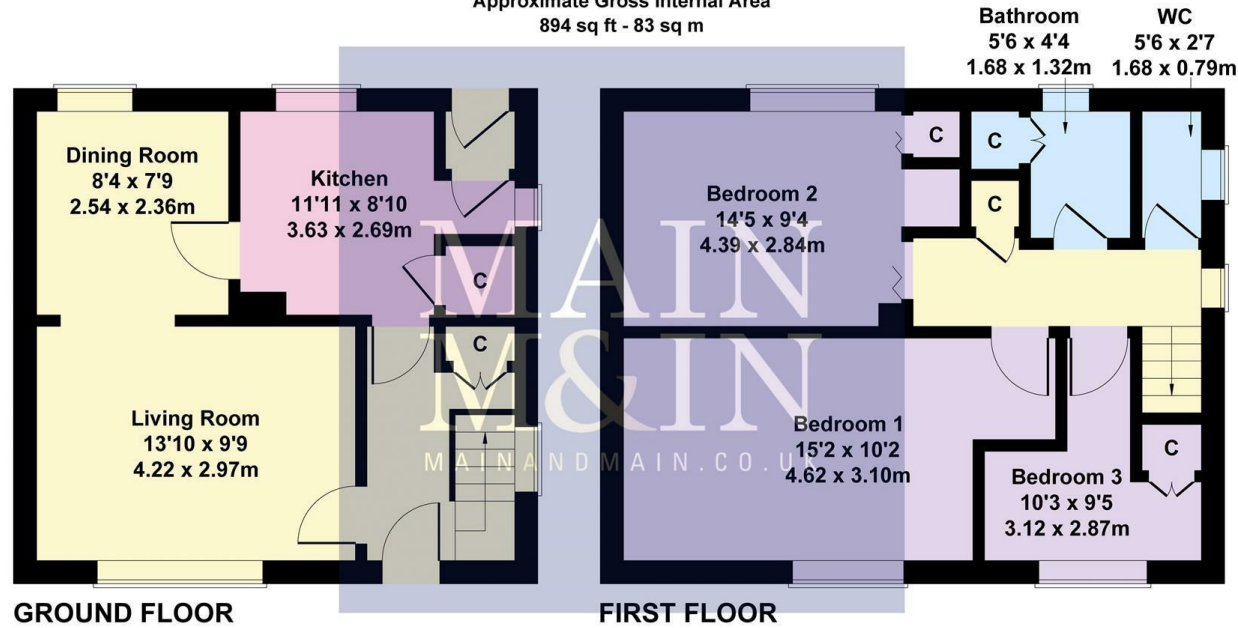
Tenure: Freehold

Council Tax: Manchester A



Compton Drive

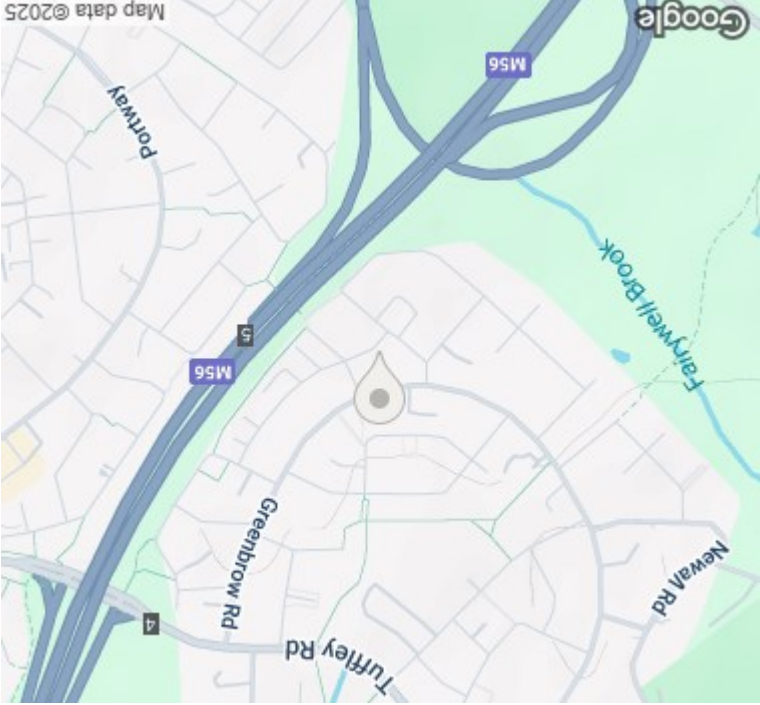
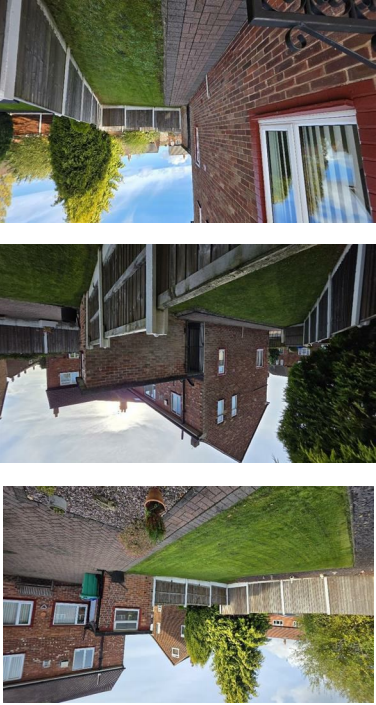
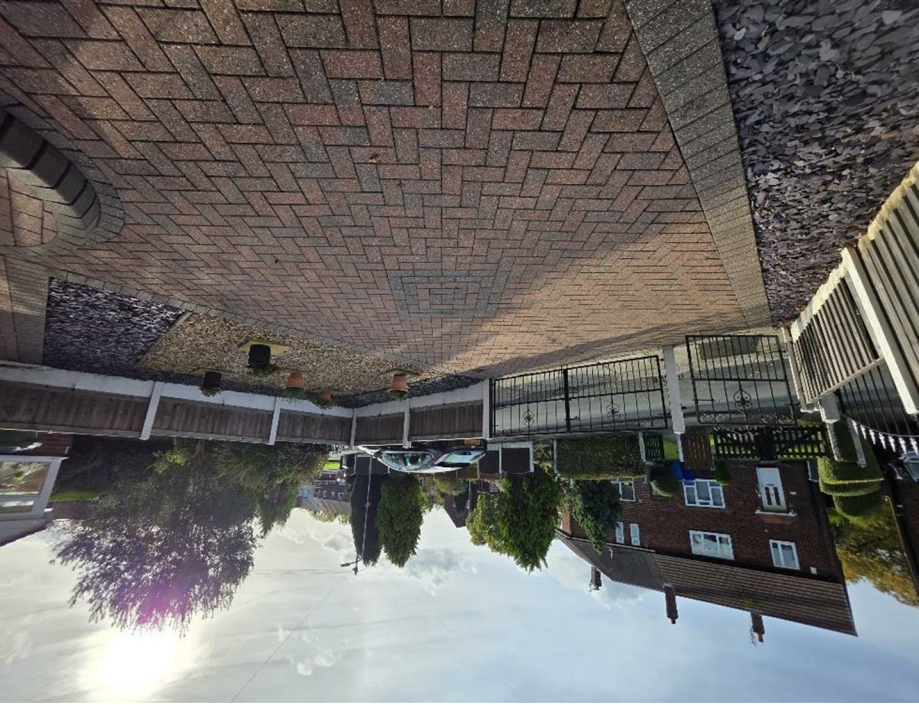
Approximate Gross Internal Area
894 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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	
Very energy efficient - lower running costs	A (92 plus)
Very energy efficient - lower running costs	B (81-91)
Very energy efficient - lower running costs	C (69-80)
Very energy efficient - lower running costs	D (55-68)
Very energy efficient - lower running costs	E (39-54)
Very energy efficient - lower running costs	F (21-38)
Very energy efficient - lower running costs	G (1-20)
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)
Very environmentally friendly - lower CO ₂ emissions	B (81-91)
Very environmentally friendly - lower CO ₂ emissions	C (69-80)
Very environmentally friendly - lower CO ₂ emissions	D (55-68)
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