



Apt 34, 73 Greenwood Road  
Wythenshawe M22 8NF  
£155,000

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# Apt 34, 73 Greenwood Road Wythenshawe M22 8NF

£155,000

Forming part of the popular Ellerfields development, this top floor apartment offers a comfortable living space, perfect for individuals or small families seeking a modern home in a vibrant community.

Offered for sale with the benefit of having no onward chain, this well-presented residence provides approximately 642 square feet of accommodation.

A communal entrance leads to stairs which rise to the second floor landing and the private entrance to the apartment. The entrance hallway has an entry phone system and inbuilt storage.

An impressive open-plan living room/dining kitchen spans the width of the property, with windows on either side providing plenty of natural light and a pleasant dual aspect.

There are two well-proportioned double bedrooms and a much larger than average bathroom which is fitted with a white suite, with shower above the bath.

The development stands in communal gardens, with secure gated parking with an allocated parking space.

This popular location benefits from excellent transport links, making it easy to explore the wider Manchester area and beyond. It is well-placed for access to Wythenshawe Hospital and Manchester Airport.

An early viewing is recommended in order to avoid disappointment.

**Tenure:** Leasehold  
**Council Tax:** Manchester B

- Two Double Bedrooms
- Second Floor Location
- Open-plan Living/Dining Kitchen
- Large Bathroom
- Communal Grounds
- Secure Gated Parking - Allocated Space
- Popular Development
- Close to Motorway Links
- Viewing Advised
- No Onward Chain

**Communal Entrance Hallway**  
Stairs leading up to the second floor.

**Private Apartment Entrance**

**Entrance Hallway**  
With inbuilt storage and entry phone.

**Open-plan Living Room/Dining Kitchen**  
22'6 x 11'9 max

**Bedroom One**  
11'6 x 10'10

**Bedroom Two**  
9'5 x 11'4

**Bathroom**  
8'9 x 9'2

**Externally**  
Gated Communal Grounds.  
Gated car park with allocated space (#40).

**Leasehold Information**  
976 years remain of a 999 year lease which expires 01/01/3002.  
Ground Rent: £TBC.

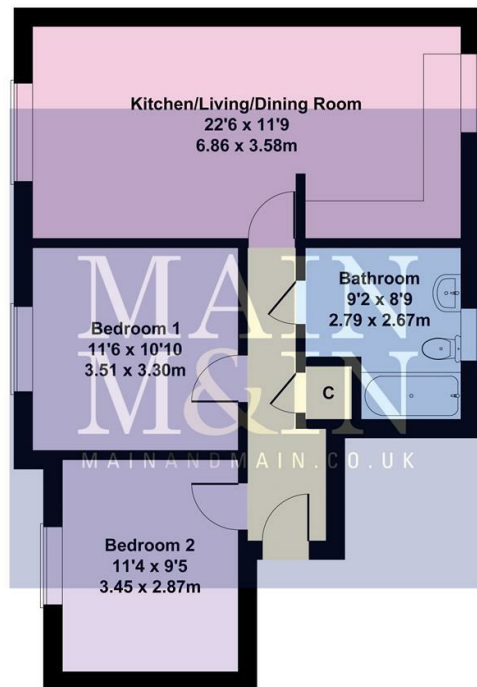
**Service Charge Information**  
£160 pcm (£1,920) payable to Code Property Management.





## Greenwood Road

Approximate Gross Internal Area  
642 sq ft - 60 sq m



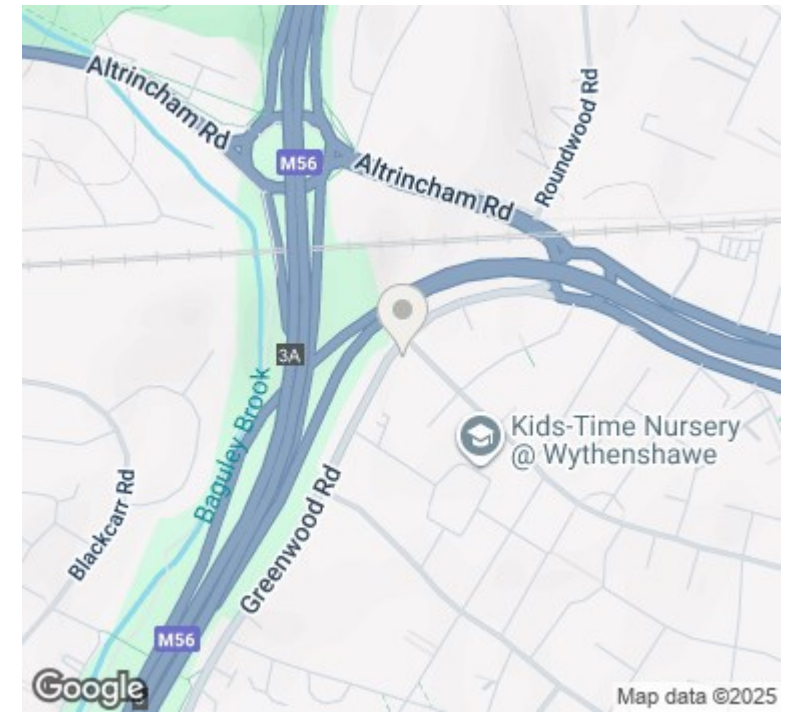
Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338

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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 |                         |           |
| (92-100) <b>A</b>                           |                         |           | (92-100) <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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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Company Registration No. 5615498