



9 Keasdon Avenue
Wythenshawe M22 9AP
Price Guide £280,000





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Located on a popular modern development, this stylish three/four bedroom townhouse is likely to appeal to a wide range of potential purchasers - It is conveniently-placed for access to transport networks, being close to the Crossacres Metrolink station. It is within easy reach of the rail station, M56/M60 motorways and Manchester Airport. Wythenshawe Hospital is also easily accessible and there are plentiful amenities nearby.

The house offers versatile accommodation across three floors, which comprises: Entrance hallway, downstairs cloakroom/WC, reception room/bedroom four and a fitted breakfast kitchen which features French doors to the garden.

To the first floor, a wide landing leads through double doors to a well-proportioned living room. There is also a further bedroom to this floor.

To the second floor is the large master bedroom which features built-in wardrobes and an en-suite shower room. There is another bedroom and a family bathroom completes the accommodation.

The house stands behind a driveway which provides off-road parking space. To the rear is an enclosed garden with a seating area, lawn and storage shed.

These homes always prove to be particularly popular and an early viewing is advised.

Tenure: Freehold
Council Tax: Manchester C

- Three/Four Bedrooms
- Fitted Breakfast Kitchen
- Downstairs WC
- Spacious Living Room
- Principal Bedroom with En-Suite Shower Room
- Driveway
- Gardens
- Viewing Advised
- Close to Metrolink

Entrance Hallway

Dining Room/Bedroom Four
11'6" x 11'9" red to 9'5"

Breakfast Kitchen
11'11" x 8'4"

Downstairs WC
6'6" x 2'9"

First Floor Landing

Living Room
15'3" x 13'10" red to 11'6"

Bedroom Two
11'11" x 8'3"

Second Floor Landing
With built-in storage cupboard.

Bedroom One
15'6" x 9'4"

En-Suite Shower Room
5'10" x 5'7"

Bedroom Three
8'3" x 8'6"

Family Bathroom
6'2" x 5'6"

Externally
Garden and driveway to the front.
Enclosed garden to the rear with lawn, seating area and shed.

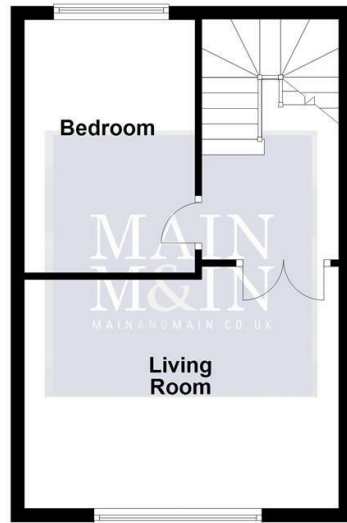




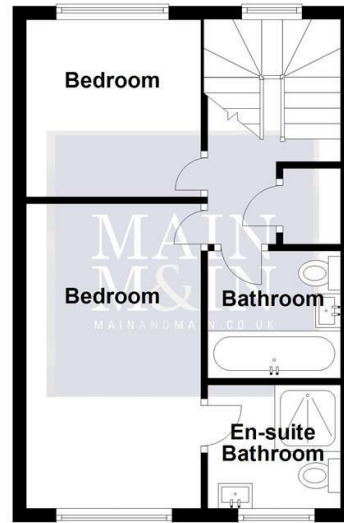
Ground Floor



First Floor



Second Floor



For illustration purposes only, not to scale.
Plan produced using PlanUp.

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



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus) A	(92 plus)
Very energy efficient - lower CO2 emissions (81-91) B	(81-91)
Energy efficient - lower CO2 emissions (69-80) C	(69-80)
Standard (55-68) D	(55-68)
Below standard (39-54) E	(39-54)
Poor (21-38) F	(21-38)
Very poor (1-20) G	(1-20)
Not environmentally friendly - higher CO2 emissions	
Current	Target

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

