



2

Bedrooms



2

Bathrooms











Trading Places welcomes this two-bedroom house in Wythenshawe, conveniently situated close to excellent transport links and just a stone's throw away from Manchester Airport. This cozy abode boasts two reception rooms, perfect for entertaining guests or creating separate living spaces for relaxation and leisure. As you step inside, you're greeted by a warm and inviting atmosphere, with ample natural light streaming in through the windows. The living areas are tastefully decorated, offering a blend of modern comforts and traditional charm.

The two bedrooms are thoughtfully designed, providing comfortable retreats for rest. Each room is well-appointed with ample storage space and large windows. One of the highlights of this property is its beautiful garden area. Whether you're enjoying a morning cup of coffee or hosting a summer barbecue, this outdoor space is sure to become a favourite spot for relaxation and recreation.

Additionally, the house features an enclosed car park, providing secure parking for your vehicles and adding an extra layer of convenience and peace of mind. Overall, this two-bedroom, two-reception room house in Wythenshawe offers a perfect blend of comfort, convenience, and charm, making it an ideal place to call home.

EPC - Awaiting

Council Tax band - A

Utilities - TBC

Tenure - TBC

Sold with NO CHAIN - currently tenanted and notice will be served upon offer accepted

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**Livingroom** *3.63m x 3.65m*

Laminate flooring. Double-glazed window to the front. Radiators. Staircase.

**WC** *1.68m x 0.88m*

Vinyl flooring. Pedestal handwash basin. WC.

**Dining room**

Laminate floor. French uPVC door to garden. Door to the kitchen. Radiator.

**Kitchen** *3.32m x 1.74m*

Radiator. Vinyl floor Double-glazed window to the rear. Tiled backsplash. Stainless steel sink. 4-ring gas hob and oven. Space for appliances. Wall and base units.

**Landing**

Storage.

**Bedroom 1** *3.35m x 3.63m*

Double-glazed window to the front. Radiator. Storage cupboard.

**Bedroom 2** *3.35m x 2.03m*

Radiator. double-glazed window to the rear. Storage cupboard. Loft access.

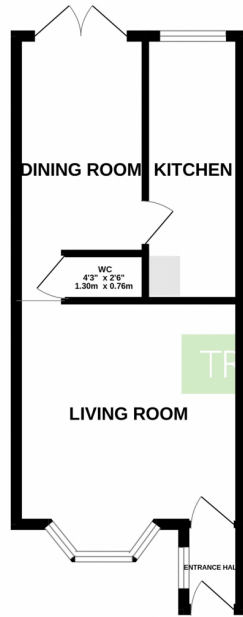
**Bathroom** *1.51m x 2.31m*

Double-glazed frosted window to the rear. Tiled walls. Pedestal hand wash basin. WC. Bath with overhead shower. Radiator. Spotlights.

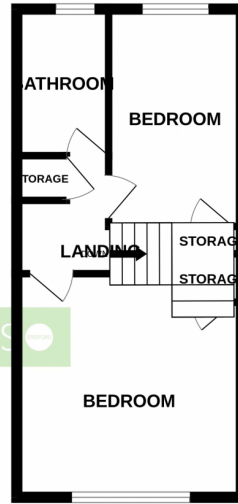
**Garden**

Paved and lawn. Fully fenced at the back.

GROUND FLOOR



1ST FLOOR



17 LAMBOURNE CLOSE, M22 1HS

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