



36 Wycombe Close

Urmston, Manchester, M41 7ND

NO CHAIN Park Lane Estate Agents are proud to offer For Sale this three-bedroom terraced house on Wycombe Close, a quiet and much sought-after cul-de-sac in Davyhulme. Boasting easy access to a wealth of amenities such as schools, transport links, shops, restaurants and the nearby Davyhulme Park, this house is ideal for first-time buyers or investors. The house is warmed by gas central heating and is uPVC double-glazed throughout. The internal accommodation comprises an entrance hallway, lounge, kitchen, understairs storage cupboard, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally to the front, the property boasts an easy-to-maintain front garden with the possibility of off-road parking. To the rear of the property is a large garden spanning almost 60 feet with mature borders and gated side access. Contact us now to arrange your viewing!

Offers In The Region Of £230,000

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- NO CHAIN
- GAS CENTRAL HEATING AND UPVC DOUBLE-GLAZED THROUGHOUT
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- LARGE REAR GARDEN SPANNING ALMOST 60FT
- EASY TO MAINTAIN FRONT GARDEN WITH THE POSSIBILITY FOR OFF-ROAD PARKING
- EASY ACCESS TO SCHOOLS, SHOPS, RESTAURANTS & TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS

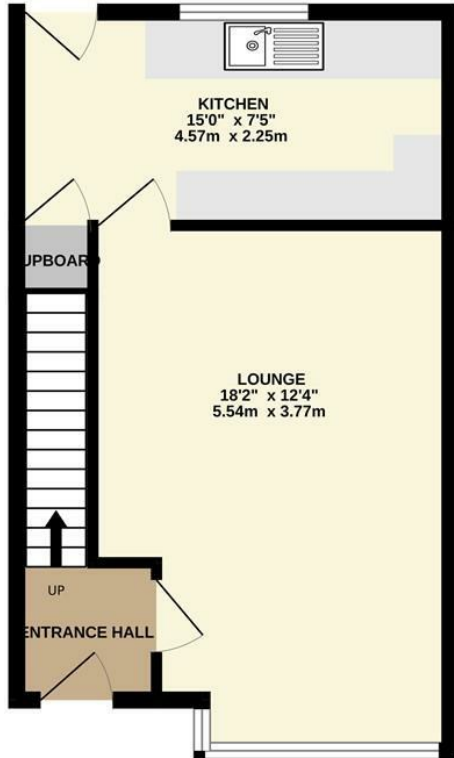


[Directions](#)

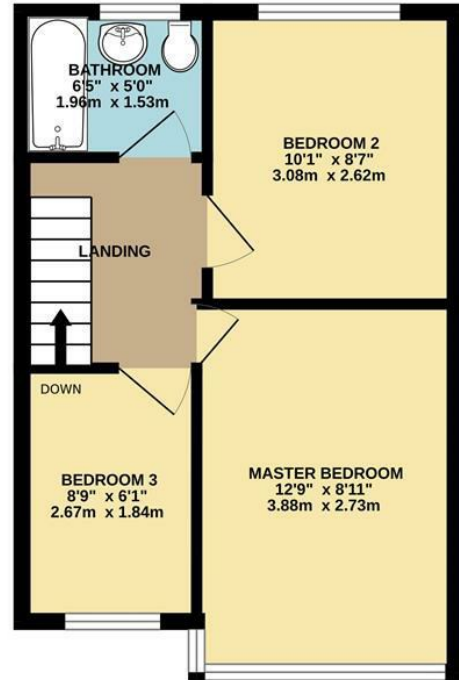


Floor Plan

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



THREE BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	