



301 YEW TREE ROAD

M20 3FP

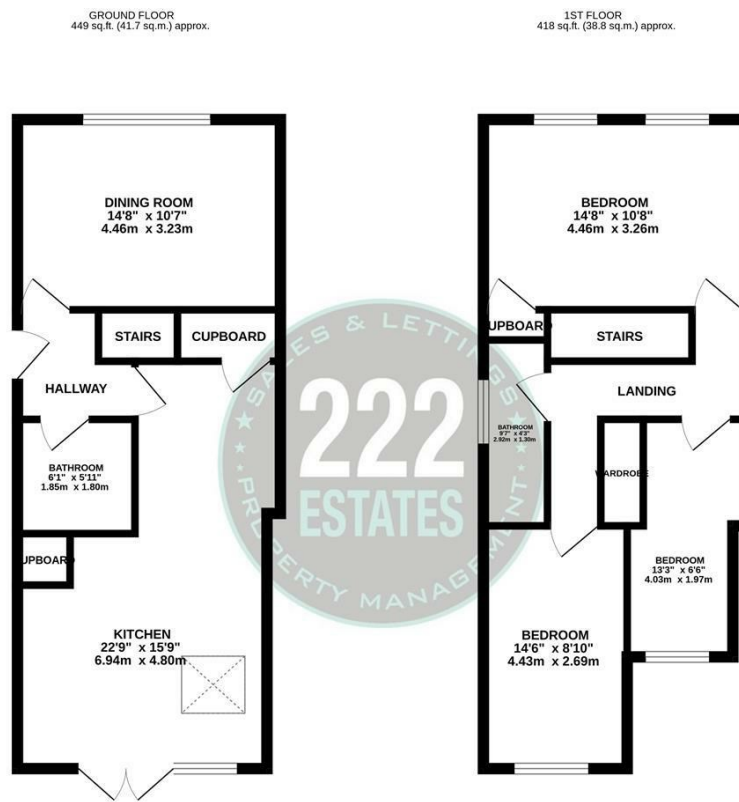
£400,000
FREEHOLD

Yew Tree Road is a sought-after location within walking distance from the vibrant West Didsbury and Withington villages, this delightful three bedroom EXTENDED semi-detached property offers a huge number of benefits including; long front garden with off road parking for two vehicles, rear garden offers an enclosed private area which is part paved and part laid to lawn - ideal for enjoying those sunny afternoons.

Internally the property briefly comprises; entrance on side of building onto hallway, open plan kitchen/living room to the rear of the property which is a fantastic space with sky light and patio doors overlooking private rear garden; downstairs bathroom which is tastefully presented as well as dining room to the front. To the first floor there are three generously sized bedrooms (master to the front and second bedroom with Velux window) along with family shower room.

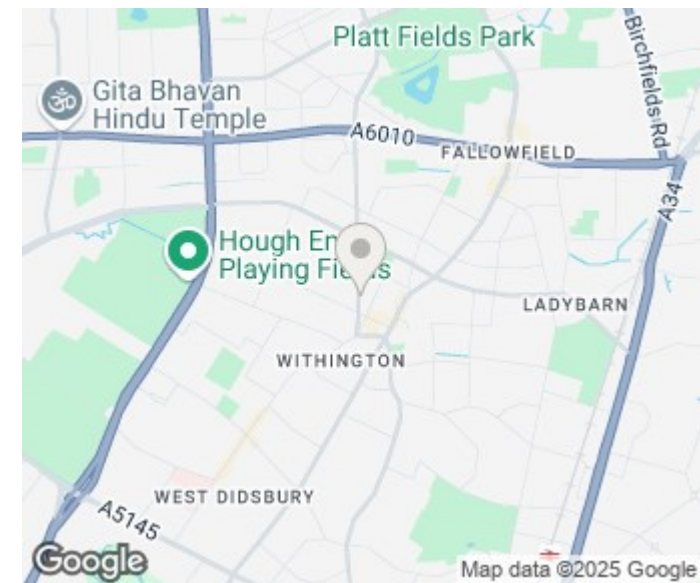
The whole property is perfectly presented throughout and hopefully the pictures do the home some degree of justice! But internal viewings are highly recommended! Please give 222 Estates a call to book a viewing straight away!





TOTAL FLOOR AREA : 867 sq.ft. (80.5 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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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