



**28 Hall Lane, Manchester, M23 1AG**

Auction Guide £180,000







# Jordan fishwick

- Three Bedroom Terrace
- Corner Plot
- Double Glazed Windows and Gas Central Heating
- Freehold
- Gas Central Heating - Boiler Fitted 2021
- Great Transport Links
- Driveway Parking
- Next to Wythenshawe Park
- Council Tax Band A, EPC C

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £180,000 + Reservation Fee

Well presented three bedroom end terrace, situated on a generous corner plot with scope to extend STPP. This fantastic property offers easy access to the M56/M60 motorway networks, close to Wythenshawe Park, Manchester Airport and Manchester University Hospital. Briefly comprising; entrance hall, good size lounge, modern fitted kitchen and the convenience of a downstairs WC and storage cupboard. To the first floor there are three good size bedrooms and a modern family bathroom. Externally to the rear a flag stone garden secured by gated access. The majority of the garden wraps around the front and side of the property, providing a fantastic outdoor space and abundant off-road parking. There is an electric vehicle charging point fitted. Offered Chain Free.

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## Auctioneer Comments

Hallway

Living Room

Kitchen

Downstairs WC

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Externally







01619622828

*Jordan fishwick*

Why take a risk?  
Sell Smarter

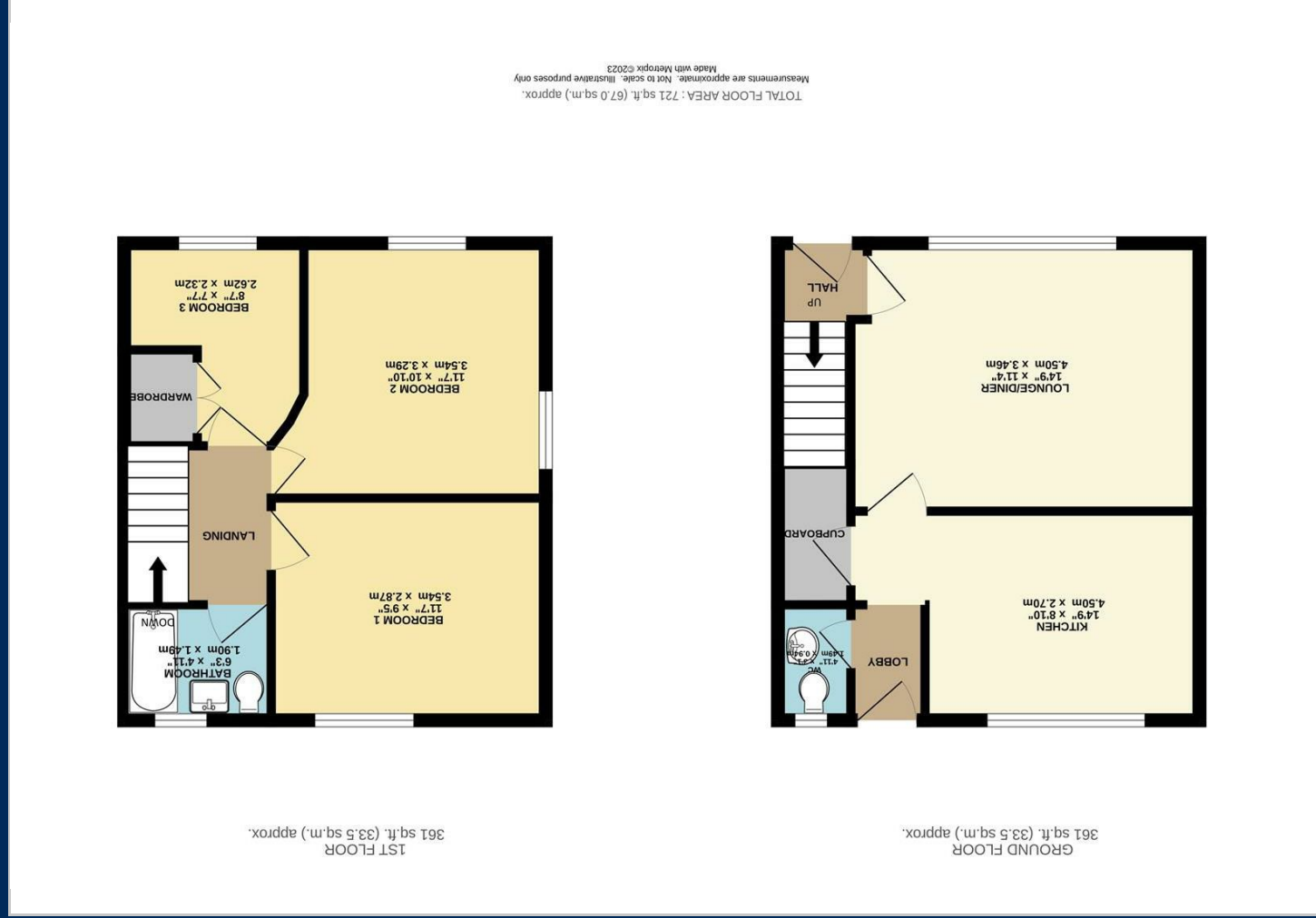








## Floor Plans



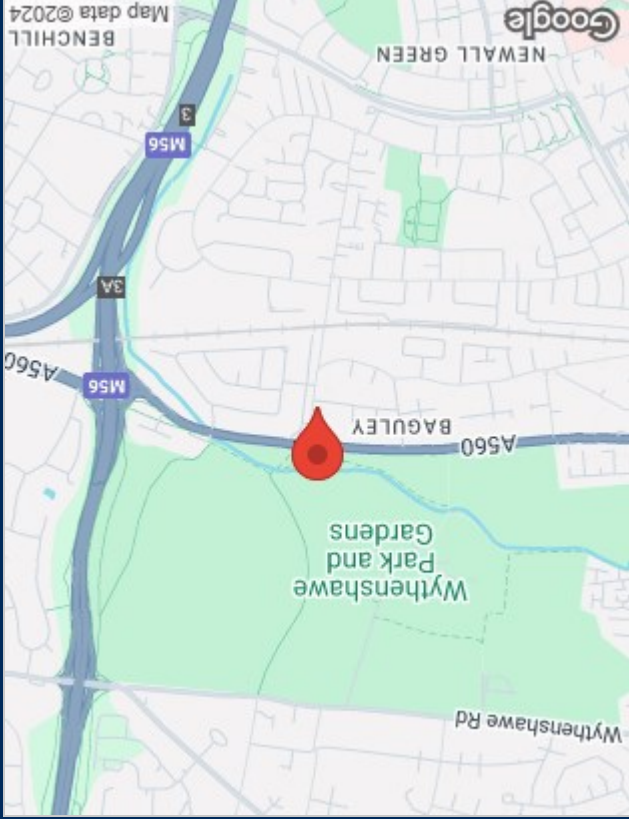
## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

| Energy Efficiency Rating   |           |
|--|-----------|
| Current  | Potential |
| 86   | 86        |
| Very energy efficient - lower running costs<br>(92 plus) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |           |
| England & Wales<br>EU Directive<br>2002/91/EC  |           |

## Energy Performance Graph



## Location Map