

117 Yewtree Lane, Manchester, M23 0EE

Three bedroom semi-detached property occupying a large plot with spacious frontage. With great potential for a buyer to add their own stamp! Situated in close proximity to motorway links, Metrolink, Wythenshawe Hospital and Park. The property briefly comprises: entrance hall, fitted kitchen, downstairs WC and bathroom, dual aspect lounge, access to the extension which offers a sitting room/further bedroom and wet room. To the first floor are three double bedrooms. Externally, there are front/rear gardens and large driveway. Freehold. Council Tax Band B. EPC Rating D.

£270,000

Viewing arrangements Viewing strictly by appointment through the agent 95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Kitchen

6'10" x 10'9"

Fitted with modern wall and base level units incorporating integrated: eye level double oven, gas hob with extractor hood. Space for washing machine. UPVC window to the side aspect, UPVC door to the garden, radiator, tiled flooring.

Lounge

10'9" x 15'8"

Dual aspect reception room with laminate flooring, ceiling lighting, radiator and Fitted with low level WC. Obscured UPVC window to the front aspect. access to the extension

Sitting Room/Bedroom

9'10" x 8'2"

Originally constructed to be used as a bedroom, this versatile room has potential for various uses. UPVC window and door to the garden, carpeted flooring, ceiling light point and radiator.

Wet Room

9'10" x 5'10"

Wet room fitted with low level WC, wall mounted wash basin and electric shower.

Bathroom

4'7" x 5'6"

Fitted with wash basin and bath with thermostatic mains shower above. Obscured UPVC window to the front aspect, ceiling lighting and chrome towel radiator.

WC

4'11" x 2'3"

First Floor

Master Bedroom

9'10" x 15'8"

Double bedroom with dual aspect UPVC windows to the front and rear. Radiator, ceiling light point and carpeted flooring.

Bedroom Two

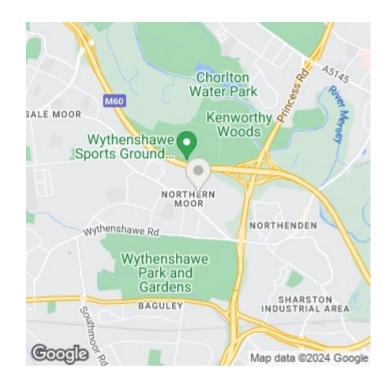
7'10" x 10'9"

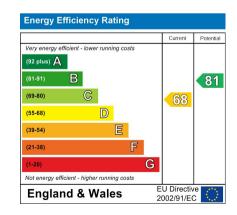
Double bedroom with UPVC window to the front. Radiator, ceiling light point and laminate flooring.

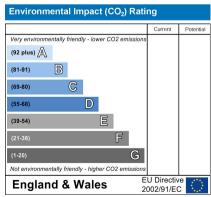
Bedroom Three

10'9" x 7'2"

Double bedroom with UPVC window to the rear. Radiator, ceiling light point and laminate flooring.









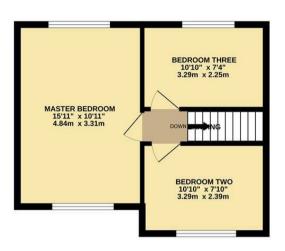






GROUND FLOOR 508 sq.ft. (47.2 sq.m.) approx. 1ST FLOOR 370 sq.ft. (34.3 sq.m.) approx.





TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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