



117 Yewtree Lane, Manchester, M23 0EE

£250,000

www.jordanfishwick.co.uk





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- Three Double Bedroom Semi-Detached
- Two Reception Rooms
- Driveway Parking
- Freehold
- EPC Rating D
- Ground Floor Extension
- Two Bathrooms
- Enclosed Garden
- Council Tax Band B

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.

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Kitchen	6'10" x 10'9" (2.1 x 3.3)
Lounge	10'9" x 15'8" (3.3 x 4.8)
Sitting Room/Bedroom	9'10" x 8'2" (3 x 2.5)
Wet Room	9'10" x 5'10" (3 x 1.8)
Bathroom	4'7" x 5'6" (1.4 x 1.7)
WC	4'11" x 2'3" (1.5 x 0.7)
First Floor	
Master Bedroom	9'10" x 15'8" (3 x 4.8)
Bedroom Two	7'10" x 10'9" (2.4 x 3.3)
Bedroom Three	10'9" x 7'2" (3.3 x 2.2)





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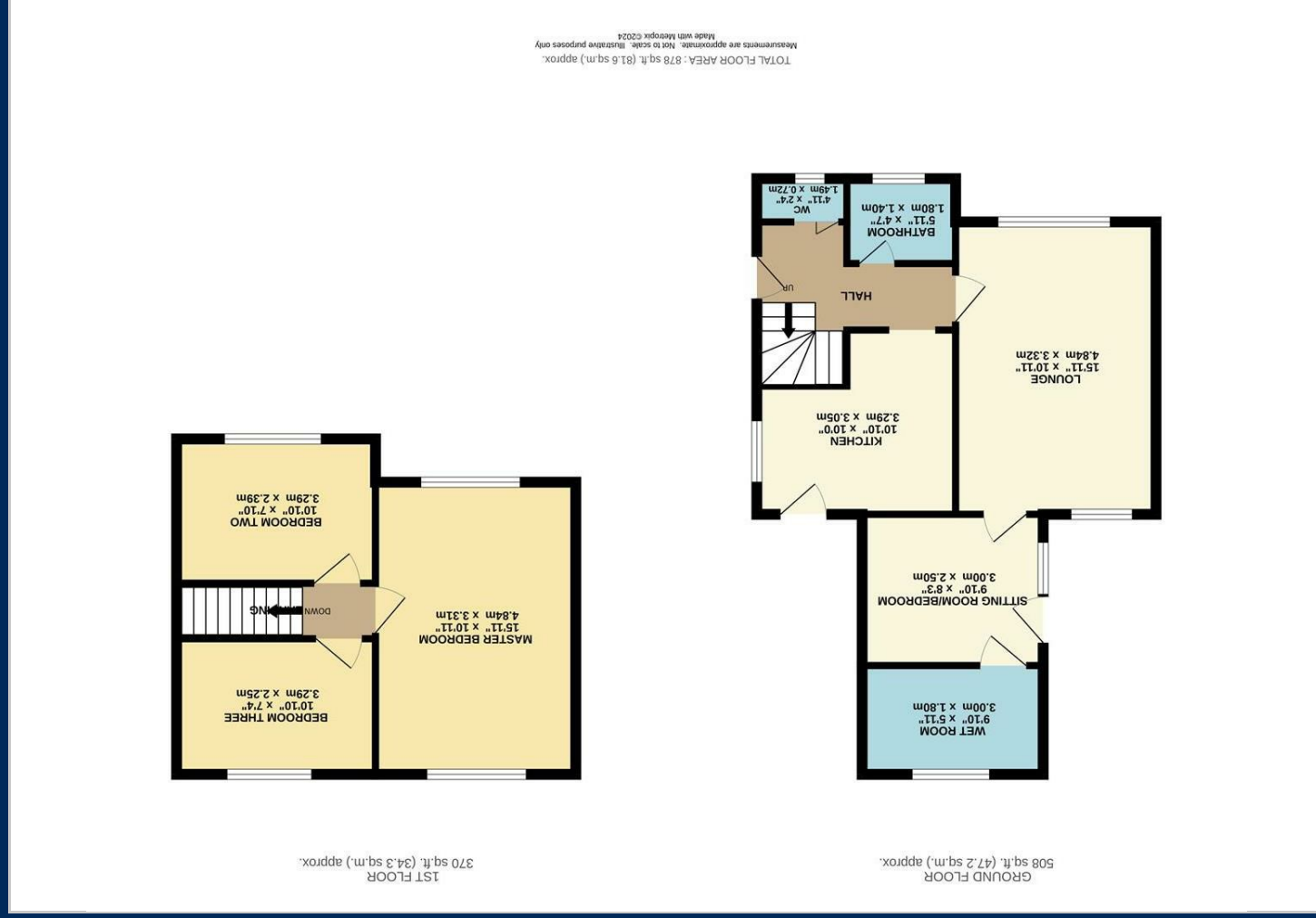
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Why take a risk?
Sell Smarter



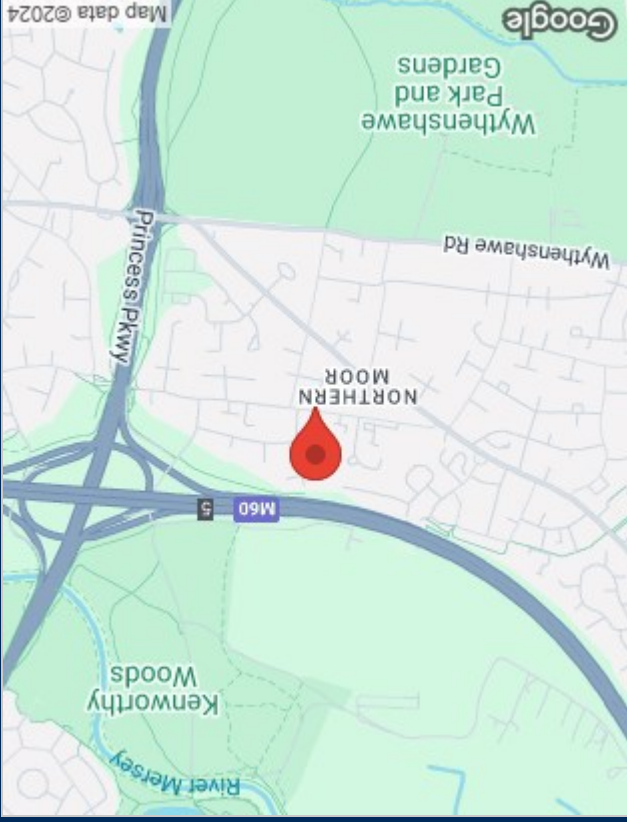


Floor Plans

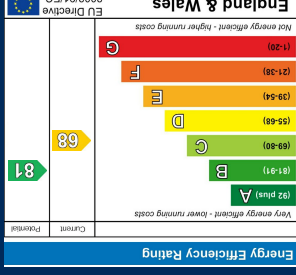


Viewing

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



Energy Performance Graph



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.