



**4 Leycett Drive, Manchester, M23 0YP**

Offers Over £250,000

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# jordan fishwick

- Freehold
- Well Presented Throughout
- Cul-de-Sac Location
- EPC - D
- Combi Boiler 2018
- Three Bedroom Terrace
- Driveway & Low Maintenance Rear Garden
- Close to Northern Moor Tramstop
- Manchester Council Tax Band A

Well presented three bedroom mid terrace property situated in a popular area, close to Northern Moor Metrolink, the nearby shops, good schools and the popular Wythenshawe Park.

This well maintained home is bound to appeal to a range of buyers and we recommend early viewing to avoid disappointment. Briefly comprises; UPVC porch, entrance hall, bay-fronted lounge, to the rear kitchen/diner, pantry area and downstairs WC. To the first floor three sizeable bedrooms and a family bathroom. Externally to the front a block paved driveway for two cars, shared access down the side of the property leads to the low maintenance enclosed patio garden. Freehold. Council Tax Band A. EPC - D . CALL NOW TO VIEW!



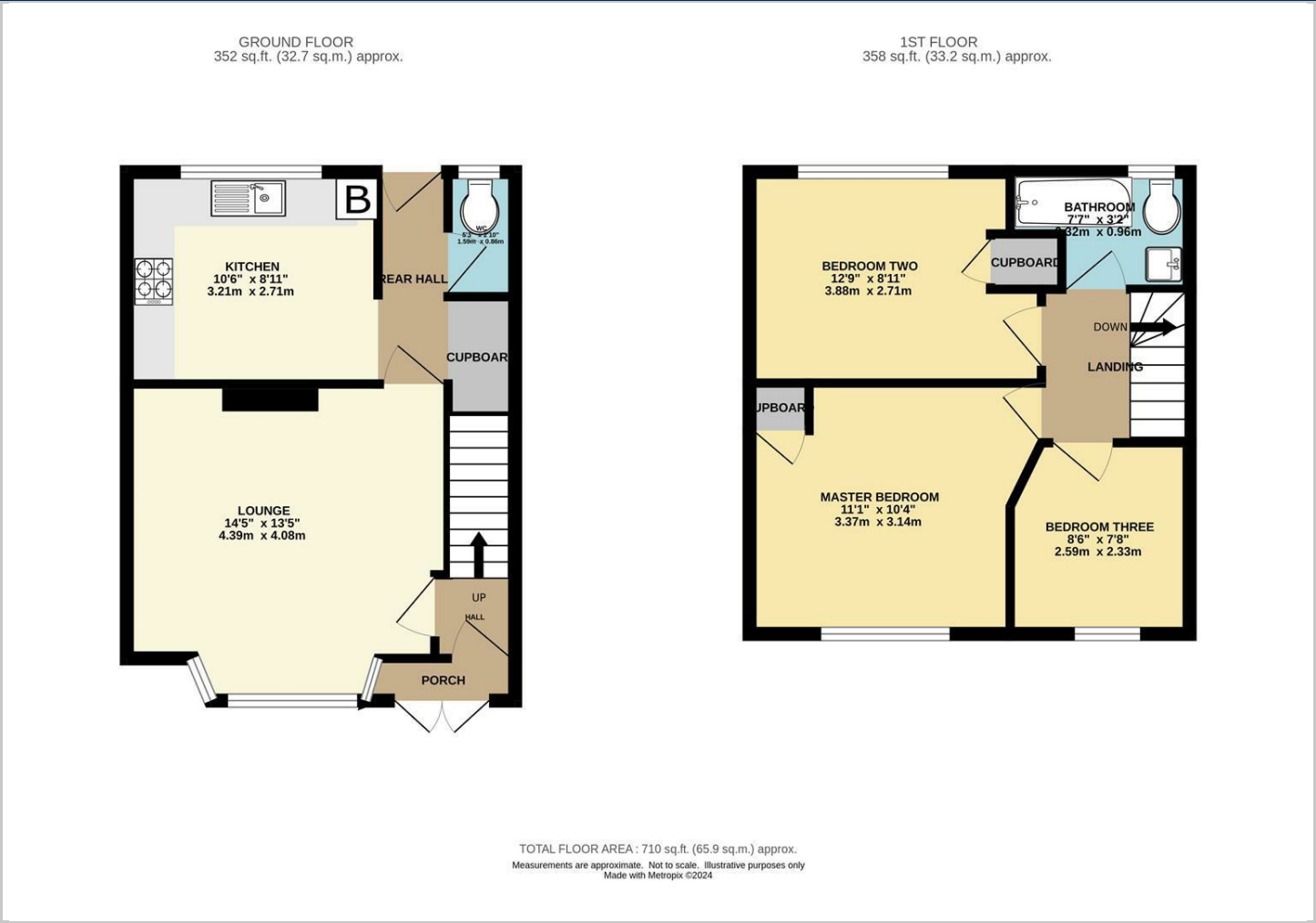








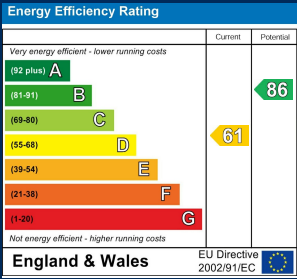
Floor Plans



Location Map



Energy Performance Graph



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.