



**3 Rissington Avenue, Manchester, M23 1LN**

**£300,000**

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)







# jordan fishwick

- CHAIN FREE
- Contemporary Bathroom
- Large Driveway
- Easy Access to Airport/Motorway Links/Hospital
- EPC Rating E
- Beautifully Presented Three Bed Semi Detached
- Generous Kitchen/Dining Room
- Sizeable Private Garden
- Council Tax Band C

## **\*CHAIN FREE\***

Immaculately presented three bedroom semi-detached ideally situated within easy reach of the the Metrolink and motorway access. Both Manchester Airport & Wythenshawe Hospital are also close by.

Comprising in brief; entrance hallway, a spacious cosy lounge, fitted kitchen/dining room and understairs storage. To the first floor there are two double bedrooms, a third single room perfect for an office and a modern three piece bathroom with a shower over the bath.

Externally, the property benefits from beautifully maintained front and rear gardens, with gated access round the side. There is also a large gated block paved driveway to the front of the property, suitable for multiple cars.

Council Tax Band C. EPC E.



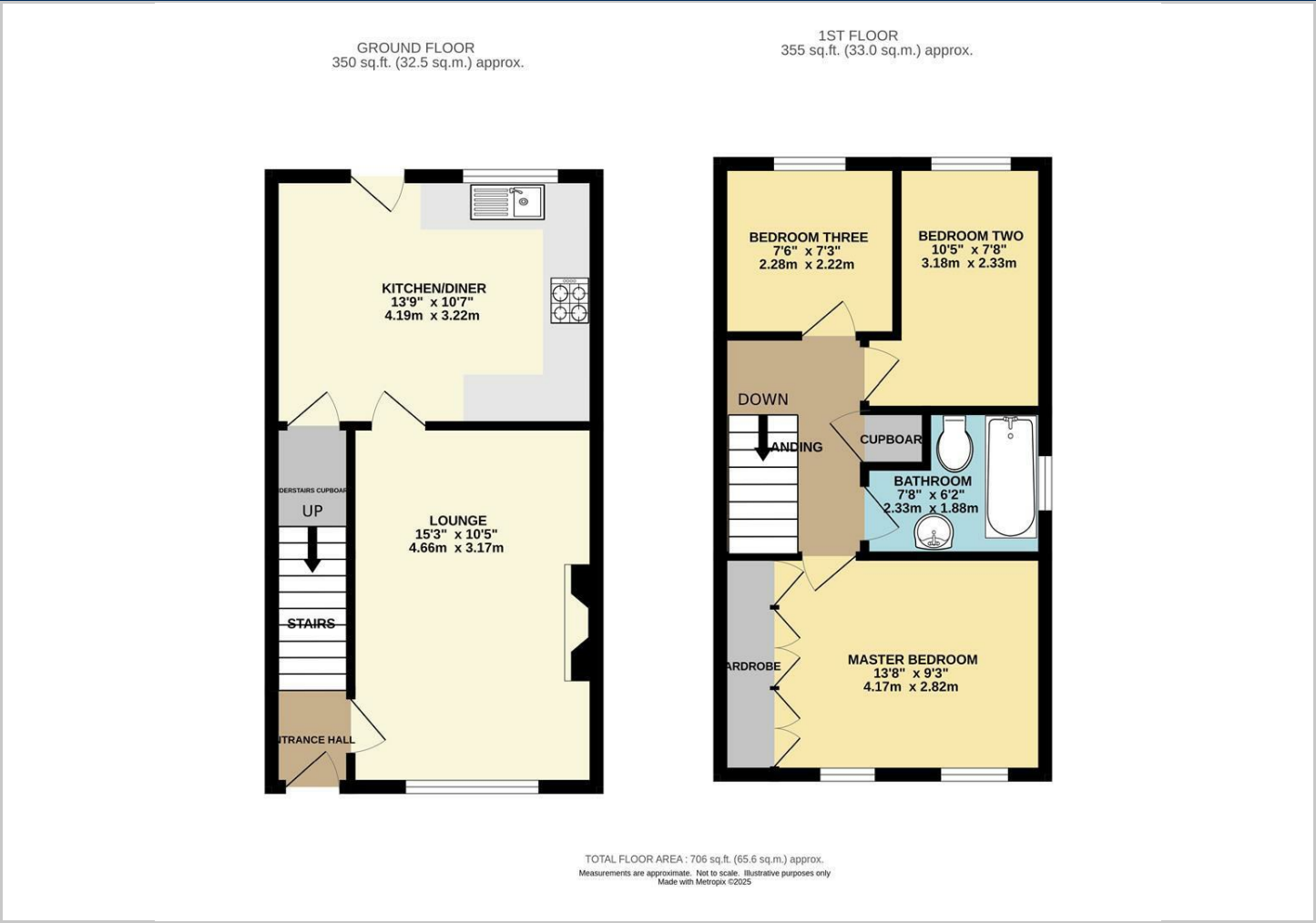








Floor Plans

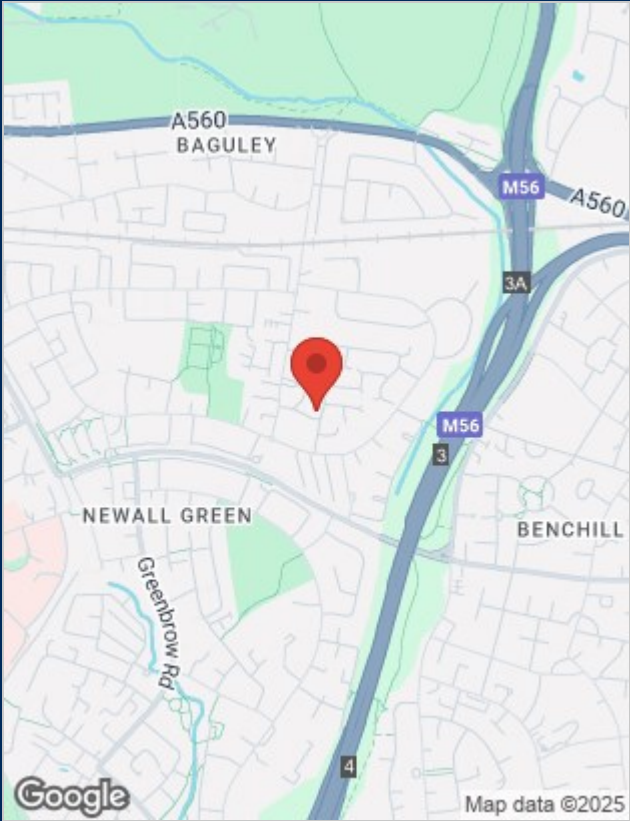


Viewing

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.

Location Map



Energy Performance Graph

