



Yewtree Lane, Northen Moor, Manchester, M23

Offers Over: £245,000

Freehold

Yewtree Lane, Northen Moor, Manchester, M23

This two double bedroom semi-detached home offers an excellent location close to motorway networks and the Metrolink, providing easy access for commuting and local amenities.

Wrought iron gates lead to a driveway providing off-road parking alongside a manicured front garden, creating a welcoming first impression. Upon entering the property, you step into a bright hallway, which guides you into a spacious living room featuring a large window to the front, flooding the room with natural light, and a feature fire surround adding a cosy focal point to the space.

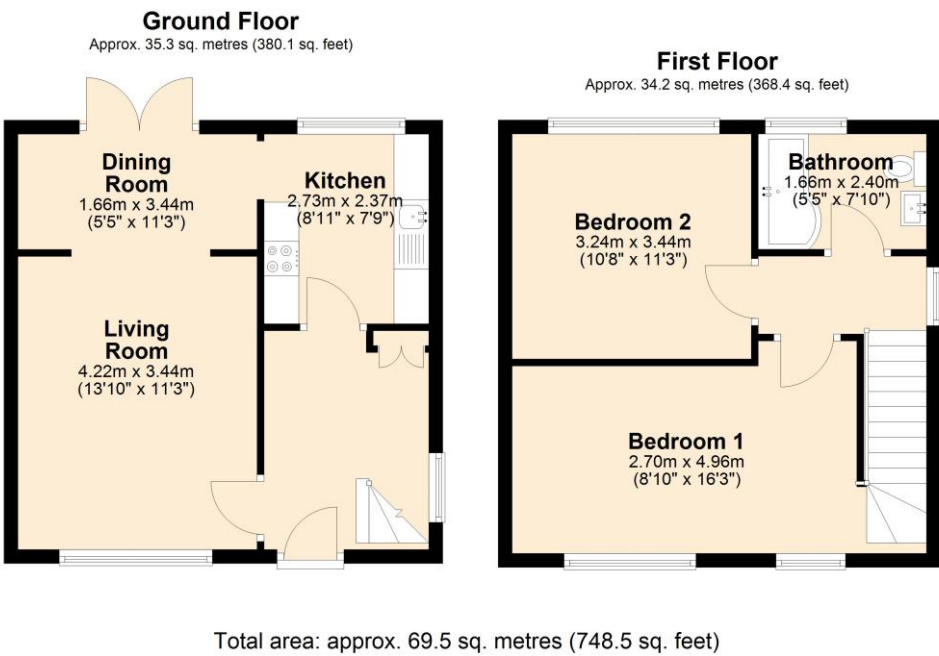
An archway opens through to the dining room, offering an ideal space for family meals and entertaining, with patio doors leading out to the rear garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with a range of base and eye-level units, providing practical storage solutions with space for your appliances.

Upstairs, the property offers two well-proportioned double bedrooms, both benefitting from fitted wardrobes, ensuring you have ample storage while maintaining spacious, comfortable rooms. The modern bathroom features a white three-piece suite, providing a fresh and clean space to unwind.

Externally, the rear of the property boasts a private split-level garden, perfect for enjoying the outdoors, with a paved patio area for relaxing or hosting, and a raised seating area providing an additional spot to enjoy morning coffee or evening gatherings.

This well-located, move-in-ready home on Yewtree Lane combines practicality with comfort, making it an ideal choice for those seeking convenient transport links alongside welcoming living spaces.

- Freehold
- EPC Grade C
- Council Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.