



Cornishway, Manchester, M22

Asking Price

£159,950

TWO DOUBLE BEDROOM GROUND FLOOR COTTAGE
FLAT

PVCu DOUBLE GLAZING THROUGHOUT

ELECTRICAL SAFETY AND GAS SAFETY CERT SUPPLIED

SOUTH FACING FULLY PAVED REAR GARDEN

VIEWING HIGHLY RECOMMENDED

NEW ROOF RECENTLY FITTED

NO CHAIN VENDOR

OFF ROAD PARKING FOR SEVERAL VEHICLES

WALKING DISTANCE TO TRAM STOP AND MANCHESTER
AIRPORT

IDEAL FIRST TIME BUYERS OPPORTUNITY

Offered for sale with no onward chain, this well-presented two-bedroom ground floor cottage flat is an excellent opportunity for first-time buyers or investors seeking a conveniently located and well-maintained property. Situated in a popular residential area on Cornishway, Wythenshawe, Manchester, this property is available at an asking price of £159,950 and boasts a host of desirable features, including a recently fitted roof and PVCu double glazing throughout.



The accommodation comprises a spacious reception room, perfect for relaxing or entertaining guests, two generously sized double bedrooms, and a contemporary bathroom. All rooms are well-proportioned and benefit from an abundance of natural light. The home is ready to move into, with gas and electrical safety certificates provided for added peace of mind. There is no upward chain, enabling a quicker and smoother purchase process.



Externally, the property benefits from off-road parking for several vehicles, adding a valuable level of convenience in this sought-after location. A particular highlight is the fully paved, south-facing rear garden, which offers a low-maintenance outdoor space ideal for relaxing, entertaining or enjoying the sunshine. The garden is private and enclosed, making it suitable for all buyers, from young families to downsizers.



Situated within walking distance to local tram stops and Manchester Airport, the home also provides excellent commuter links to the city centre and wider Greater Manchester region. Local shops, Civic Centre and Asda Wythenshawe offer convenient shopping options nearby, while families will appreciate the close proximity to a selection of good local primary and secondary schools.



Residents can also take advantage of the nearby leisure and fitness facilities at the Wythenshawe Forum, which offers a swimming pool, gym and sports halls. Wythenshawe Hospital is just a short drive away, providing a full range of healthcare services. Manchester Piccadilly train station is accessible via public transport, and the nearby motorway links - including the M56 and M60 - make travelling further afield easy and efficient.



Viewing is highly recommended to fully appreciate this well-located and practical ground floor apartment in a thriving community with excellent amenities and transport connections.

Ground Floor

Entrance Porch

PVCu vestibule, glazed/wooden front door with a tiled floor - door to :

Hallway

PVCu double glazed front door, cupboard housing meters, laminate flooring, radiator, leading to all rooms.

Living Room

15'8" (4.57 M) x 10'10" (3.05 M)

Two PVCu double glazed windows to side aspect, feature fireplace, laminate flooring and radiator, ample space for free standing lounge furniture



Kitchen

14' (4m 26cm) 8" x 7' (2m 13cm) 2"

Fitted Kitchen with a complete range of wall and base units with work surfaces over. Inset hob and oven with extractor hood over, stainless steel sink unit and drainer with mixer tap. Space for fridge, washing machine and tumble drier. Part tiled walls, radiator, PVCu double glazed window to rear, cupboard housing boiler, tiled flooring, PVCu double glazed patio doors to rear patio garden.



Bedroom One

13'6" (3.96 M) x 10'9" (3.05 M)

PVCu double glazed window to front, laminate floor, storage cupboards plus radiator. Ample space for Double bed and free standing bedroom furniture.



Bedroom Two

12' (3.66 M) x 9'2" (2.74 M)

PVCu double glazed window to side, laminate floor, radiator. Storage cupboard and cupboards. Ample space for double bed and free standing bedroom furniture



Bathroom

PVCu double glazed obscured glass window to front. White suite comprising of panel bath with shower fitted, pedestal hand basin, chrome ladder radiator with slate tile flooring

Separate WC

Low level WC, PVCu double glazed obscured window to the front aspect, slate tiled flooring.

Outside

The front offers a paved driveway including off road parking for up to three cars bordered by a decorative wrought iron gate and wood panel fences. The enclosed South facing rear garden is a delightful enclosed paved patio area.



Disclaimer

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves



