



15 Shadowmoss Road
Wythenshawe M22 0LQ
£150,000

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15 Shadowmoss Road Wythenshawe M22 0LQ

£150,000

*** Viewings commence on Saturday 11th July - Contact us to book your appointment time ***

Located close to Manchester Airport, this purpose-built ground floor flat is offered for sale with the benefit of having no onward chain.

The property does require a degree of cosmetic updating, but has been priced accordingly. Further benefits include a double length driveway and gardens to the front and rear.

An entrance porch opens to an entrance hallway. There is a well-proportioned living room with a dual aspect. The kitchen is a good size and there is a further utility section. The property boasts two good double bedrooms, a shower room and a separate WC.

This is a rare opportunity to acquire a property for updating in this sought-after spot: Excellent transport links abound, with the Metrolink tram stop also close by, with easy access to the Airport.

- Gas Central Heating
- PVCU Double Glazing
- Driveway
- Gardens
- Two Double Bedrooms
- Kitchen & Utility
- Shower Room
- Separate WC
- Updating Required
- No Onward Chain

Entrance Porch

Entrance Hallway

Living Room
15'6 x 10'8

Kitchen
11'7 x 8'2

Utility
6'7 x 5'2

Bedroom One
13'6 x 10'8

Bedroom Two
12'0 x 9'2

Shower Room
5'7 x 4'9

Separate WC

Externally

Garden area to the front with driveway providing off road parking for two vehicles.

Rear garden area with lawn and gated access.

Leasehold Information

89 years remain on a lease which ends on 11/10/2115.

Ground Rent: £10 per annum

Service Charge: £218.59 per annum paid quarterly (£54.66 per quarter)



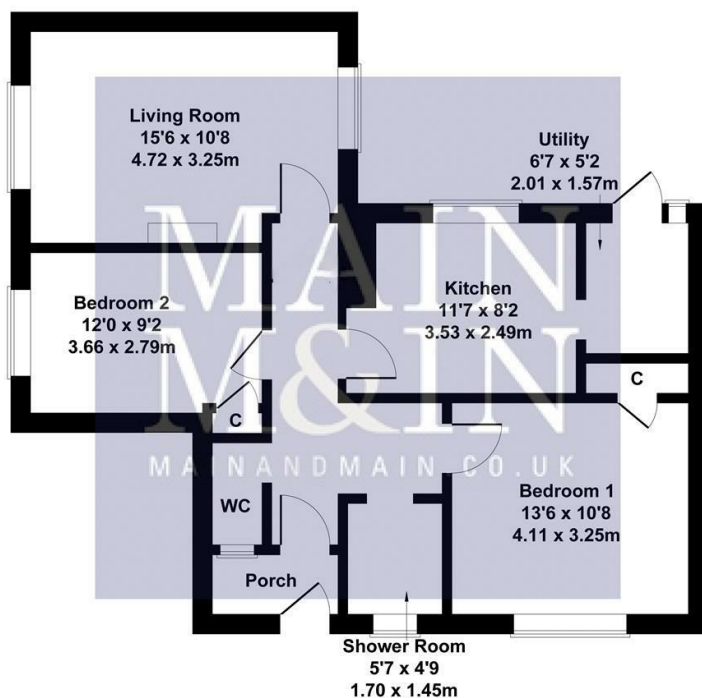
Tenure: Leasehold

Council Tax: Manchester A



Shadow Moss Road

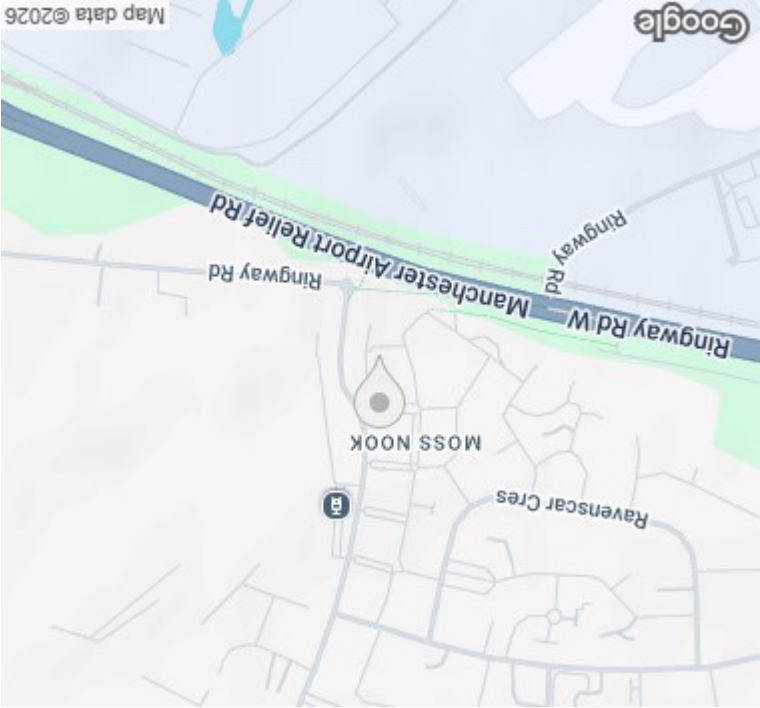
Approximate Gross Internal Area
712 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
	EU Directive 2002/91/EC
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
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Not environmentally friendly - higher CO2 emissions	
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Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

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