



58 Foxfield Road  
Manchester M23 2TE  
Asking Price £270,000



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A FREEHOLD, Three Bedroom End Terrace with Parking for Three Cars.

Beautiful presented, this lovely home has been improved over recent years to include the replacement of the roof tiles. It offers: Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Enclosed Rear Porch, Utility Room, Three Bedrooms, Bathroom and Separate WC. The loft has been floored and plaster boarded. Outside is forecourt parking for three cars and enclosed garden with large shed/workshop.

The property lies close to local shops, schooling, transport and the M56. Within a couple of miles are centres such as Heald Green, Gatley, Northenden and the Civic Centre which also has the Metro access.

This is a lovely home not to be missed. Viewing is strongly recommended.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Parking for Three Cars
- Freehold

Entrance Hall  
7'8" x 7'2"  
Laminate Flooring

Tenure: Freehold  
Council Tax: Manchester A

Lounge  
15'7" x 10'6"  
Attractive Fire Surround, Inset Gas Fire, Laminate Flooring,  
Opening into:

Dining Room  
10'9" x 9'6"  
Double Glazed Patio Doors, Laminate Floor

Kitchen  
12'9" max x 8'1"  
Part Tiled Walls, Fitted Cupboards, Work Surfaces  
Electric Cooker with ceramic hob, space for dishwasher  
Enclose side porch to storage cupboard and access to:

Utility Room  
6'3" x 5'1"  
Wall mounted Gas Boiler, Plumbing for washing machine

Landing  
Linen Cupboard

Bedroom One  
13'9" x 10'6"

Bedroom Two  
13'6" x 9'4"  
Built in cupboard

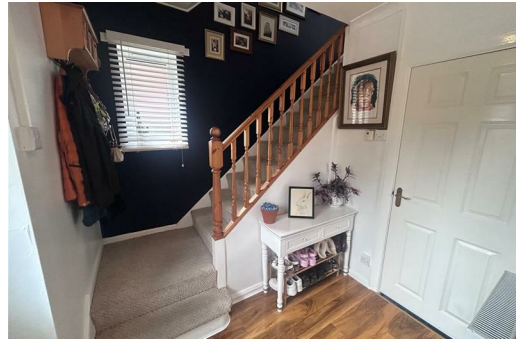
Bedroom Three L Shaped  
10'6" x 9'8"  
Built in Wardrobe

Bathroom  
5'5" x 4'9" plus cupboard depth  
Part Tiled Walls, Panelled Bath with Shower Above  
Wash Basin

Separate WC  
Low Level WC

Loft  
Floored Loft, Loft Ladder  
Plaster Boarded





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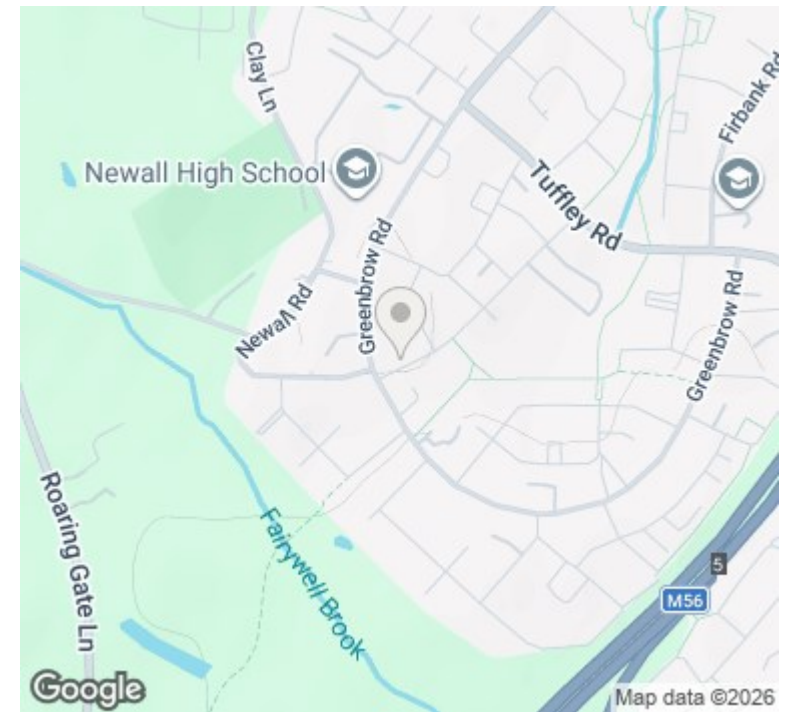
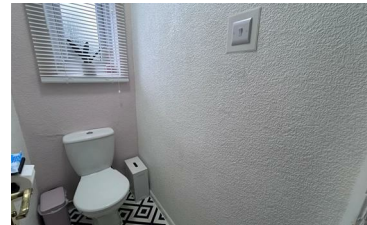
Ground Floor

First Floor

Total Floor Area: 87.1 m<sup>2</sup> ... 938 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com



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.

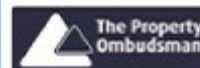
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		84	
		69	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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