



10 Harburn Walk
Wythenshawe M22 0LF
Offers Over £269,500

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10 Harburn Walk Wythenshawe M22 0LF

Presented to an excellent standard throughout, this modern home has benefited from numerous recent improvements, including a stylish renewed open-plan dining kitchen and the creation of a downstairs shower room/WC.

The property comprises: Entrance hallway, a spacious living room with bay window to the front, the modern dining kitchen which has patio doors to the garden, and a useful ground floor shower room/WC.

To the first floor is a landing which gives access to the two double bedrooms and a single bedroom. A family bathroom with shower above the bath completes the accommodation.

The house forms part of a popular development which was constructed in 2013. Electric gates give access to the parking area to the rear of the house where there are two allocated parking spaces, plus additional visitor spaces. There are attractive gardens which are laid to lawn with seating area, decorative borders and a storage shed.

Harburn Walk is well-placed for access to transport network connections including the Metrolink tram, rail station, M56/M60 motorway links and Manchester Airport. There are schools for all age-groups within easy reach.

An early internal viewing is advised - This is a lovely home which will appeal to a wide range of potential purchasers.

Tenure: Leasehold
Council Tax: Manchester B

Offers Over £269,500

- Gas Central Heating - Recent Combi Boiler
- PVCU Double Glazing
- Three Bedrooms
- Two Bathrooms
- Refitted Dining Kitchen
- Spacious Living Room
- Modern Bathroom
- Gardens to three sides
- Allocated parking
- Popular location

Entrance Hallway

Living Room
16'4" x 16'5"

Dining Kitchen
16'3" into bay x 10'3"

Downstairs Shower Room/WC

First Floor Landing

Bedroom One
13'7" x 8'2"

Bedroom Two
13'1" x 8'2"

Bedroom Three
9'9" x 5'8"

Bathroom

Externally

Gardens to three sides, with lawns, decorative borders and seating area.

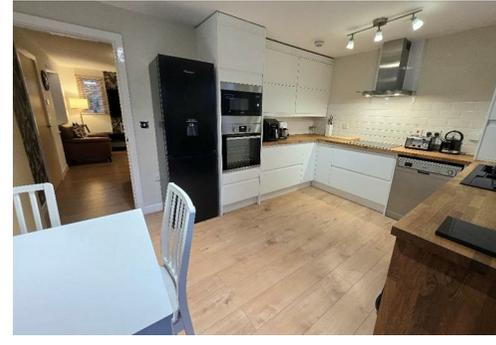
Storage Shed. Gated access to rear.

Secure parking via electric gates with two allocated spaces, plus visitor parking.

Leasehold Information

Residue of 999 year lease - start date 01-01-2011

Ground Rent £150 per annum Service charge circa £150



Harburn Walk

Approximate Gross Internal Area
820 sq ft -76 sq m



All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



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



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

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Needs to be improved	D (55-68)
Needs significant improvement	E (39-54)
Very poor energy efficiency - higher running costs	F (21-38)
Very poor energy efficiency - higher running costs	G (1-20)
Current	78
Potential	90

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)
Environmentally friendly	B (81-91)
Decent	C (69-80)
Needs to be improved	D (55-68)
Needs significant improvement	E (39-54)
Very poor environmental friendliness - higher CO ₂ emissions	F (21-38)
Very poor environmental friendliness - higher CO ₂ emissions	G (1-20)
Current	
Potential	

