



16 Wexford Walk
Wythenshawe M22 5GN
£250,000

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£250,000

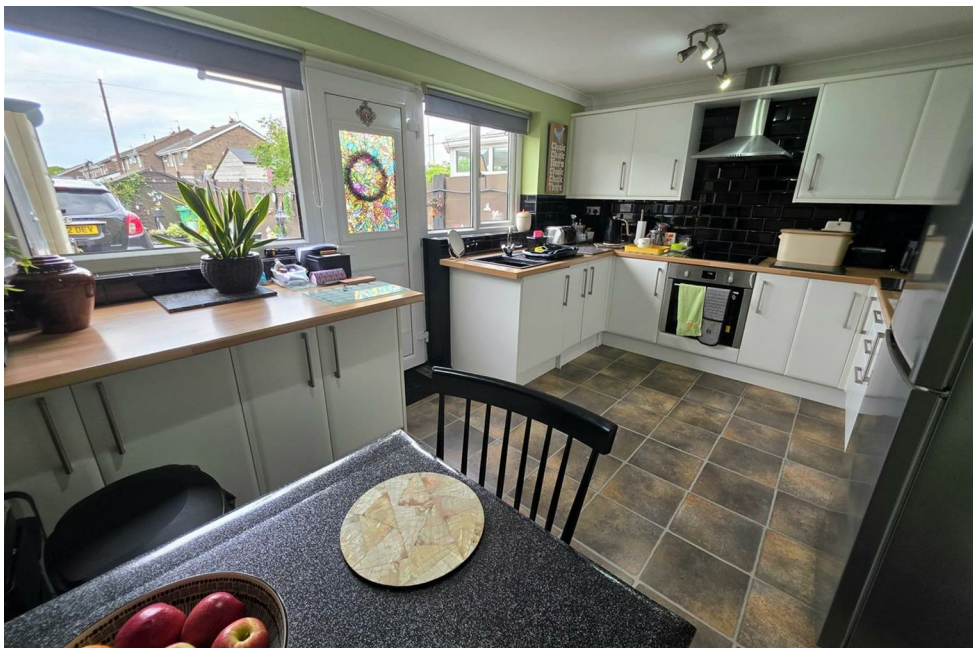
Beautifully-presented throughout, this attractive home forms part of a sought-after residential development which enjoys excellent access to amenities and transport links: The Metrolink tram stop is close by, with the M56/M60 motorways and Manchester Airport also within easy reach.

The property is entered through a contemporary recently-renewed front door, accessing the entrance porch. There is a well-proportioned living room and a fitted dining kitchen.

Upstairs, a landing gives access to the principal bedroom which has built-in wardrobe and cupboard storage. The second bedroom also features built-in wardrobes and there is a third bedroom for a single bed or study. A fitted shower room/WC completes the property.

The house stands behind a long, lawned garden. To the rear is a garden area with access gates to the rear, enabling the space to also provide off road parking space if required.

This is a most appealing home which is certain to attract a good deal of attention: An early internal inspection is recommended.



- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Spacious Living Room
- Fitted Dining Kitchen
- Modern Shower Room/WC
- Well-presented Accommodation
- Gardens
- Off Road Parking
- Popular Location

Entrance Porch
6'2 x 4'11

Living Room
14'6 x 14'2

Dining Kitchen
14'6 x 9'10

First Floor Landing

Bedroom One
8'4 x 13'9 to fitted wardrobes

Bedroom Two
5'10 to fitted wardrobes x 9'2

Bedroom Three
5'11 max x 10'11 max
(L-shaped)

Shower Room/WC
6'1 x 6'1

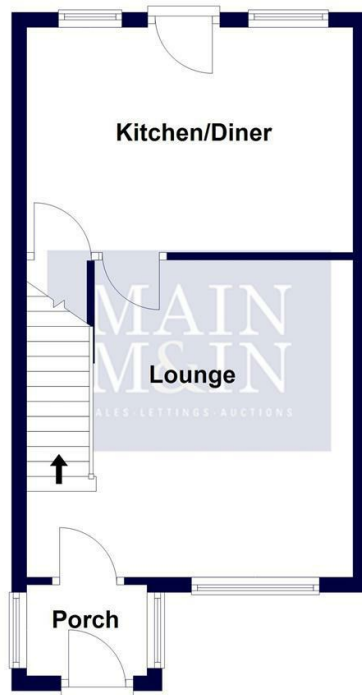
Externally
Lawned garden to the front.
Enclosed garden to the rear.
Gates to allow for vehicular access from the rear.
Garden is made over to provide off road parking space and minimise any maintenance requirements.

Tenure: Leasehold
Council Tax: Manchester B

Leasehold Information
143 years remain on a lease which expires on 06/10/2169.
Ground Rent: Peppercorn (£nil).



Ground Floor



First Floor

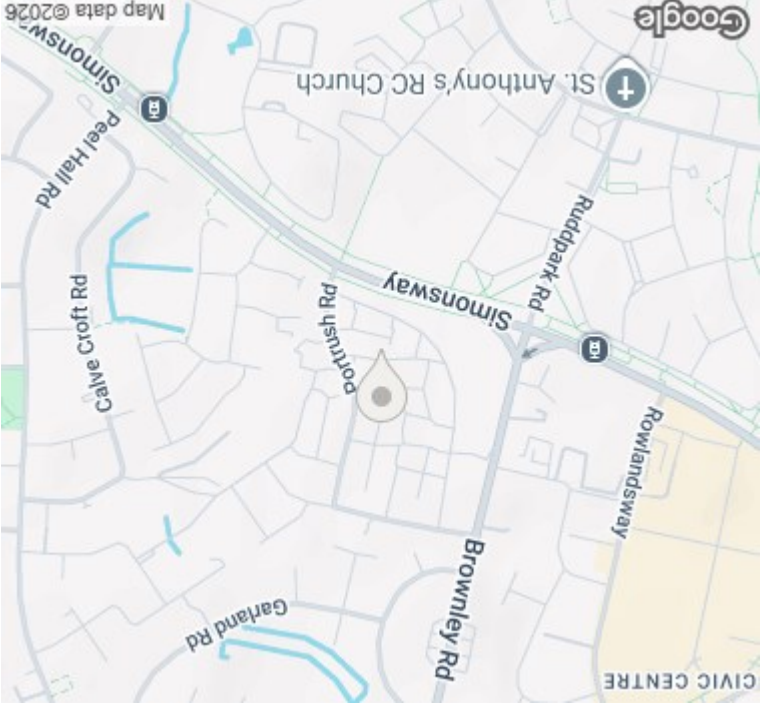


For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

Wexford Walk, Manchester

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)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (39-54)
Below average	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Very environmentally friendly - lower CO2 emissions	A (92 plus)
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Environmental Impact (CO ₂) Rating	
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Very environmentally friendly - lower CO2 emissions	A (92 plus)
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