BEST ESTATE AGENT GUIDE AWARDS 2025 TOP 500 SALES
AWARDED FOR MARKETING I SERVICE I RESULTS

# 2 Gibbon Avenue
## Wythenshawe M22 0DG
## £275,000

MAIN M&IN
SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK

# 2 Gibbon Avenue

## Wythenshawe M22 0DG

## £275,000

Occupying a corner position on a cul-de-sac, this well-presented end of terrace house will appeal to a wide range of potential purchasers. It is located in an area which is convenient for access to amenities and schools, with excellent transport links: The Metrolink tram is particularly close by, with the M56/M60 motorway junctions, rail station and Manchester Airport also easily accessible.

The house stands behind a gated driveway which provides off road parking space, leading on to a garage. There are lawned gardens to the front which extend to the side. There is access to a particularly attractive garden to the rear, with seating area, lawn and decorative borders. Useful outside WC.

An entrance hallway leads to a well-proportioned living room which opens to a dining room with double doors to the garden. There is a fitted kitchen and a rear vestibule with two storage rooms.

To the first floor are three well-proportioned bedrooms, a bathroom and separate WC.

This property is likely to generate a good deal of attention: Homes in this locality are ever-popular. As such, an early viewing is advised.

- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Majority PVCU Double Glazing
- Driveway
- Garage
- Gardens
- Cul-de-sac Location

Tenure: Freehold
Council Tax: Manchester A

Entrance Hallway
7'5 x 6'7

Living Room
15'10 x 9'9
Room opens to:

Dining Room
9'11 x 7'10
Double doors to the garden.

Breakfast Kitchen
9'2 x 12'6 reducing to 9'3

Rear Vestibule
With storage room.

Store
6'4 x 5'0

First Floor Landing

Bedroom One
13'9 x 9'9

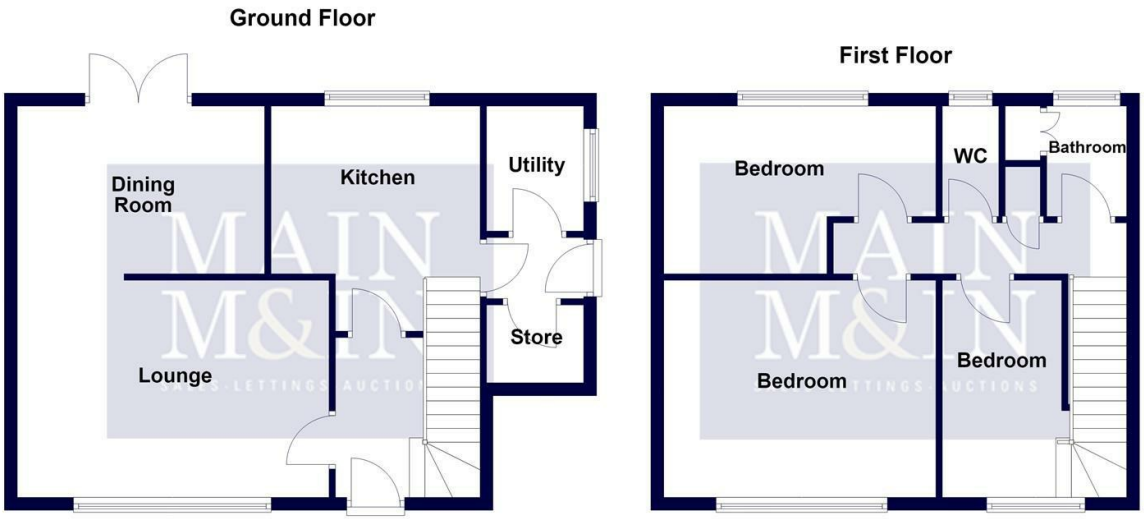
Bedroom Two
13'6 red 8'5 x9'4 red to 5'6
(L-shaped)

Bedroom Three
9'8 red to 6'2 x 9'9 max
(L-shaped)

Bathroom
4'10 x 5'5

Separate WC

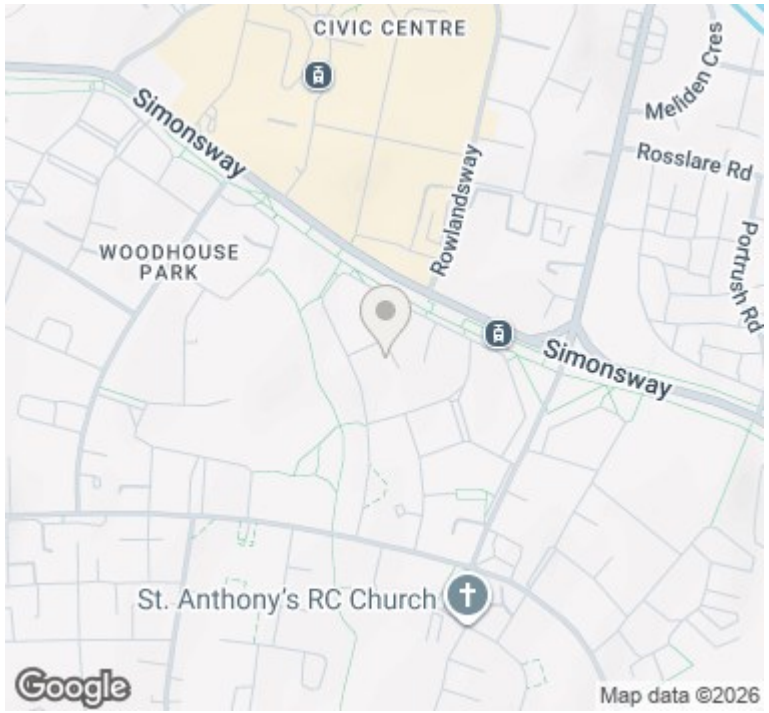
Externally
Garden to front and side.
Gated driveway providing off road parking space, leading to garage.
Garden to the rear with seating area, lawn and decorative borders.
Outside WC.



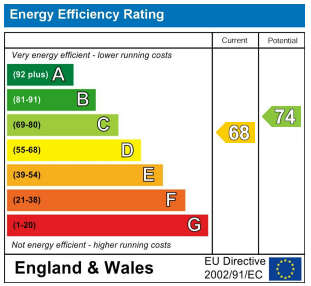

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

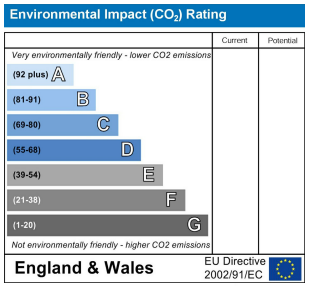
**Gibbon Avenue, Manchester**

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.




mainandmain.co.uk

**Heald Green (Head Office)** 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

**Lettings (1st Floor)** 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings• 0161 491 6666

Company Registration No. 5615498