

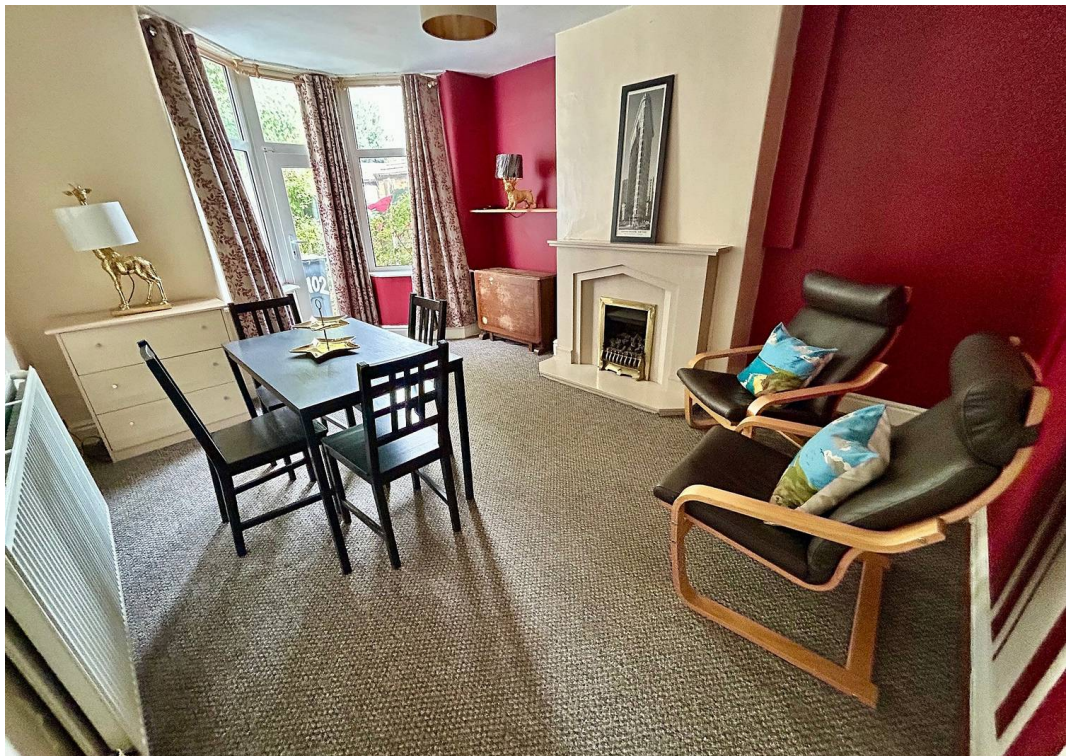


102 Heyscroft Road, Withington
Manchester

£400,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



102 Heyscroft Road

Withington, Manchester

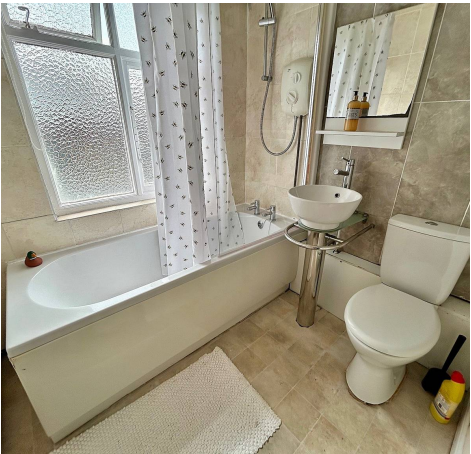
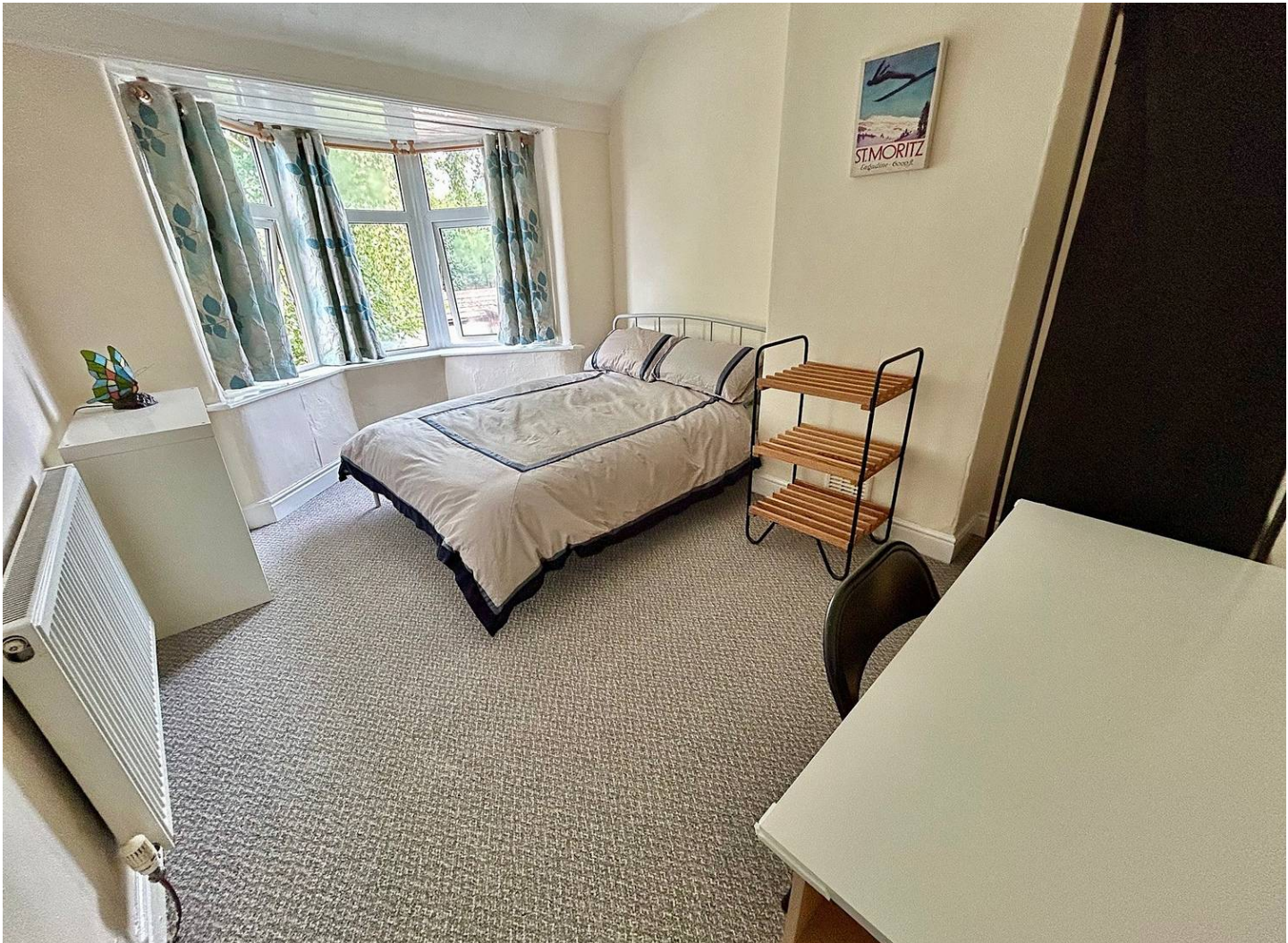
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A Spacious and Well Presented Semi Detached Property
- Bay Fronted Two Reception Rooms and Fitted Kitchen
- Three Good Sized Bedrooms and Modern Fitted Bathroom
- Close to Local Amenities and Excellent Transport Links and Offered with No Vendor Chain
- Gated Off Road Parking
- Potential to Extend Further (STPP)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(65-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		61	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(65-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		54	83

102 Heyscroft Road

Withington, Manchester

A well appointed and spacious three bedroom bay fronted semi detached property occupying a generous plot with off road parking to the front. Situated in a highly sought after residential area, close to excellent transport links, schooling and the Christie Hospital. This property is ideal for any buyer looking to add value and their own stamp to a property. Offered to the market with No Vendor Chain.

The property comprises to the ground floor level:- welcoming entrance hallway with a useful cloakroom/storage space, bright bay fronted living room, another bay fronted dining room overlooking the generous rear garden and a fitted kitchen with access out to the rear garden.

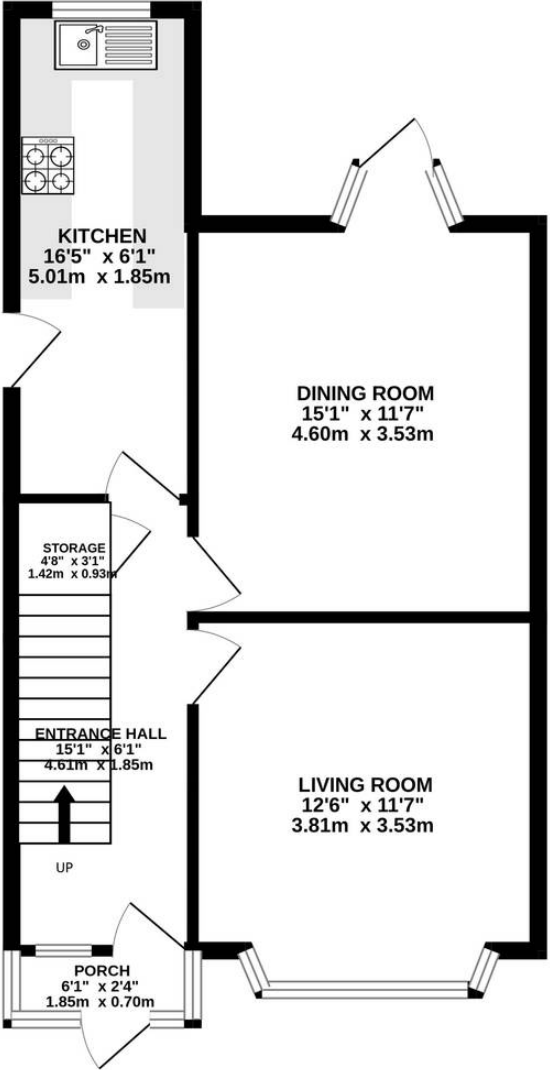
To the first floor there are three well proportioned bedrooms and a modern fitted family shower room.

Externally there is off road parking to the front whilst to the rear there is a private garden. Potential to extend (STPP) and is ideal for any buyer looking to add value.

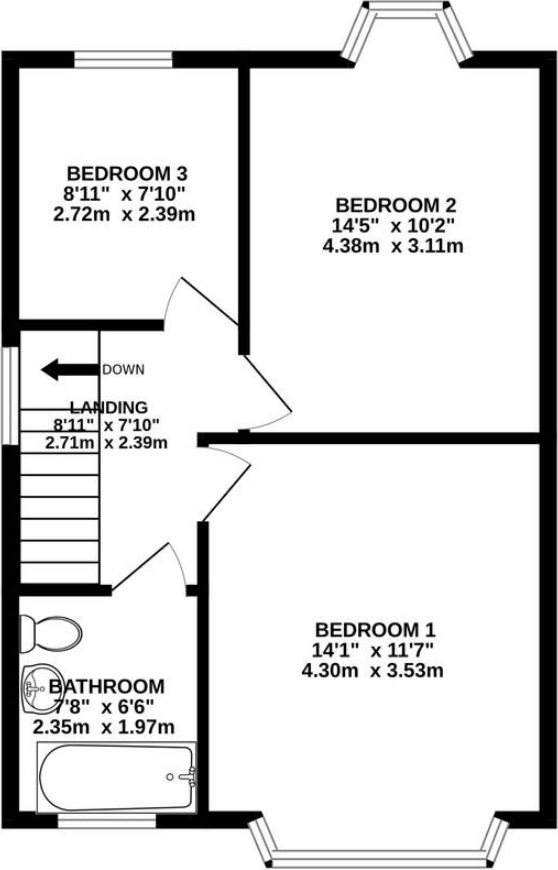
Offered to the market with No Vendor Chain.



GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.





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