



3 George Mann Close
Wythenshawe M22 1GZ
£220,000

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3 George Mann Close Wythenshawe M22 1GZ

£220,000

This modern terrace property is available with no onward chain involved.

The house has benefited from numerous improvements which include PVCU double glazing and gas central heating with a modern combi boiler.

An entrance hallway leads to a spacious living room with laminate flooring and a useful understair storage cupboard. The living room also features a large double-glazed sliding door to the garden. To the front of the house is a fitted kitchen.

Upstairs, a landing leads to two double bedrooms, the larger room with a built-in cupboard. The bathroom has been replaced with a stylish modern white suite with shower above the bath.

The house is conveniently-positioned in a popular residential area, close to local amenities, schooling, transport and shops. Within a couple of miles are both the M56/M60 Motorways and Manchester International Airport. In addition, the Metrolink can be accessed at the Civic Centre or on Shadow Moss Road.

These homes are always popular as they appeal to a wide range of purchasers. An internal viewing is advised in order to fully appreciate this well-presented property.

- Gas Central Heating - Modern Combi Boiler
- PVCU Double Glazing
- Two Double Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- Popular Location
- No Onward Chain

Entrance Hall

8'9" x 6'6"

Living Room

15'0 red to 11'8 x 12'11 red to 8'9

Kitchen

8'2 x 8'11

Landing

Bedroom One

11'7 x 9'10

Lareg built-in cupboard.

Bedroom Two

8'0 x 12'0

Bathroom/WC

6'5 x 6'6

Externally

Garden area to the front with driveway for two cars. Enclosed low-maintenance rear garden.



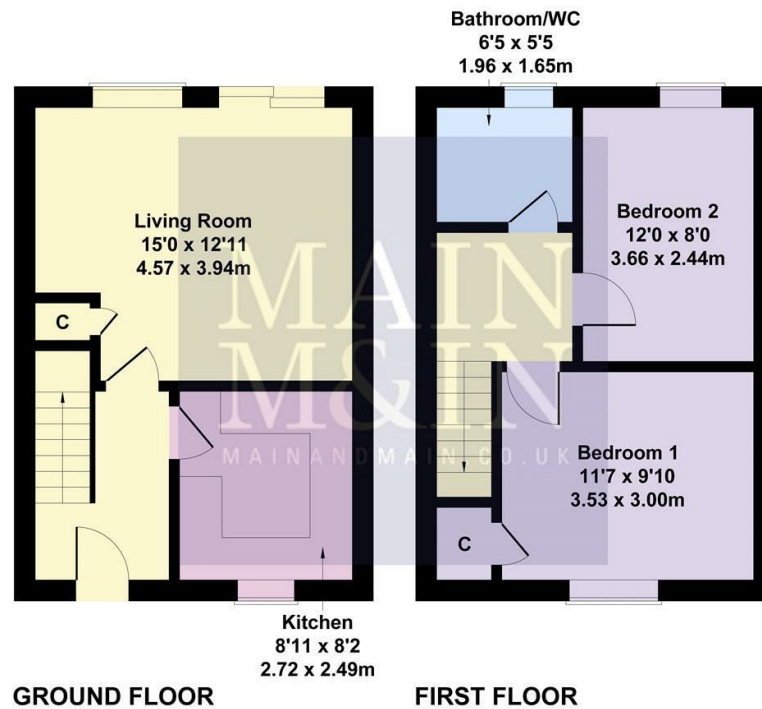
Tenure: Freehold

Council Tax: Manchester A

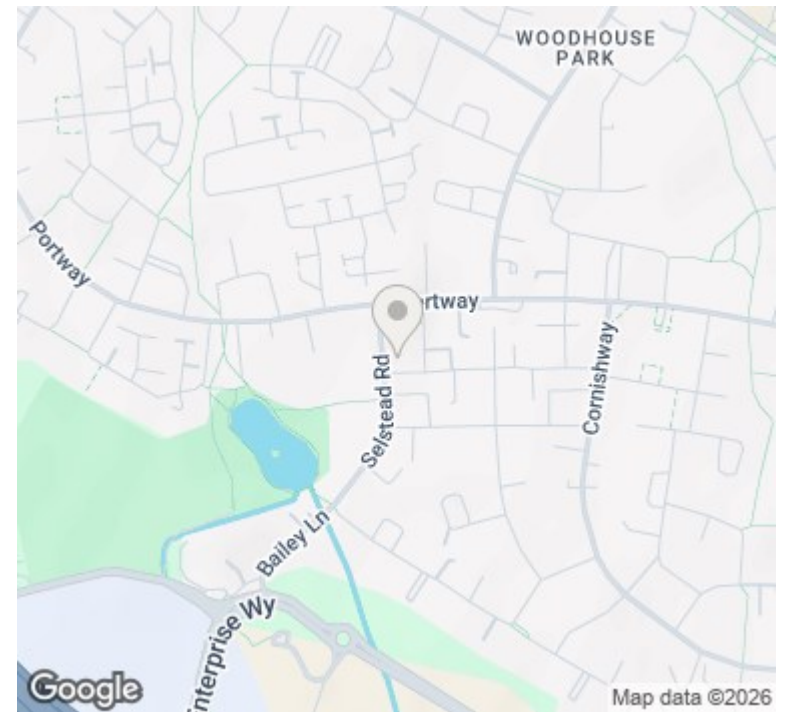


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Approximate Gross Internal Area
670 sq ft - 62 sq m



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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