JOULES
Estate Agents







36 Croftlands Road, Wythenshawe, Manchester, M22 9ZD

Guide Price £235,000

- Three Bedroom Semi Detached
- Easy Access to Airport and Motorway Network
- Corner Plot with Gardens to 3 Sides
- Double Glazed & Gas Central Heating
- Lounge with Separate Dining Kitchen
- No Vendor Chain - Must Be Viewed

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36 Croftlands Road, Manchester M22 9ZD

Spacious Three Bedroom Semi Detached Family Home. Set in Good Sized Plot. Gardens to Three Sides.
Double Glazed and Gas Central Heating. Lounge with Separate Dining Kitchen. Utility Area and Downstairs Loo.
Vacant Possession, No Vendor Chain - Must Be Viewed

3 1 1 C

Council Tax Band: A





Three Bedroom Semi Detached - No Vendor Chain.

If you’re looking for a property with potential, this three-bedroom semi-detached home could be just what you’re looking for. Set on a generous corner plot with gardens to three sides, the property offers plenty of scope for improvement and the opportunity to add your own style and value.

Further benefits include double glazing, gas central heating and a convenient location for all local amenities, Manchester International Airport and the motorway network. Offered for sale with NO VENDOR CHAIN, making this an opportunity not to be missed!

Worthy of a mention is that the property has been let out previously which means it benefits from regular gas safety inspections and an EICR Electrical check was carried out earlier this year. An assurance that you don't normally get on a property that hasn't previously been rented.

THE ACCOMMODATION COMPRISES OF:

Hall
3'6" x 3'8"
UPVC double glazed front door. Central heating radiator, stairs to first floor, door to lounge

Lounge
15'7" x 11'8"
Max.
Spacious reception, large double glazed window overlooking the rear garden, central heating radiator, door to vestibule, folding door to kitchen

Dining Kitchen
13'08 x 8'0"
Kitchen with a range of base, wall and drawer units with contrasting worktops and tiled splashbacks. Single drainer stainless steel sink unit with mixer tap. Stainless steel four ring hob with stainless steel splashback, electric oven below and stainless steel chimney style extractor fan above. Handy understairs walk in pantry. Double glazed windows to front and side elevation, central heating radiator. Space for a table and chairs, door to rear hall

Rear Hall
4'5" x 2'7"
Concertina folding door to utility area, door to downstairs WC, double glazed door opening on to the rear garden

Utility Area
4'5" x 2'3"
Utility area plumbed for automatic washing machine, space for tumble dryer. Wall mounted Valillant gas combi boiler and central heating timer

Downstairs WC
4'3" x 2'3"
Modern white low level WC, double glazed window with obscure glass to the rear elevation

FIRST FLOOR

Landing
Double glazed window to the front elevation, open balustrades to stairwell, doors to all first floor rooms, loft access hatch

Bathroom
5'9" x 5'4"
White three piece bathroom suite comprising: Panelled bath with mixer tap and Aquatronic electric shower. Low level WC. Pedestal wash hand basin with mixer tap. Partly tiled. walls, central heating radiator. UPVC double glazed window with obscure glass to the front elevation

Bedroom One
11'0" x 10'8"
(Measurement into chimney breast plus door recess)
Double bedroom, double glazed window overlooking the rear garden, original fireplace (display only). Built in alcove cupboard, central heating radiator. Ceiling coving

Bedroom Two
12'5" x 8'2"
Further double bedroom, original feature fireplace (display only) , double glazed window overlooking the rear garden, central heating radiator, ceiling coving.

Bedroom Three
8'8" x 7'4"
(Measurement includes bulkhead)
Double glazed window to the front elevation, central heating radiator, ceiling coving. Bulkhead over stairwell with storage/shelving below

Outside

Front Garden
Flagged pathway around the house. Low maintenance garden topped with stone chipping, numerous plants, shrubs and trees. Fenced boundaries

Side Garden
Bin Store. Gate to rear garden.

Rear Garden
Enclosed rear garden, paved patio area, plant and shrubs to borders, garden shed, fenced boundaries











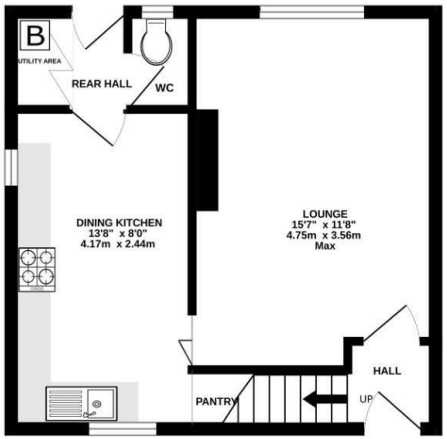




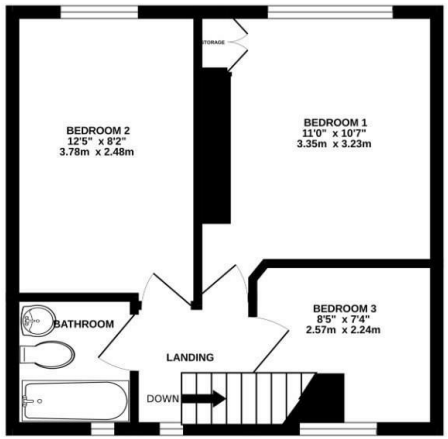




GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



36 CROFTLANDS ROAD M22 9ZD

TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

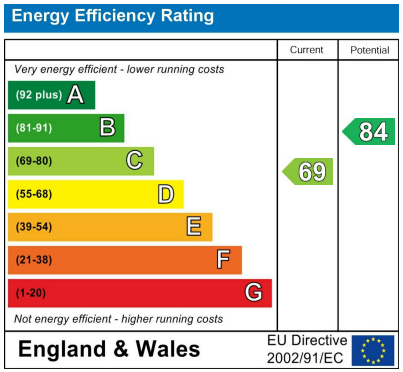
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Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

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