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

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

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Wythenshawe M22 1GZ

£220,000

*** IDEAL FIRST TIME OR INVESTMENT PURCHASE *** NO CHAIN *** PERFECT CONVENIENT LOCATION *** DRIVEWAY & GARDEN *** MUST BE SEEN *** WATCH OUR VIDEO TOUR ***

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.

Tenure: Freehold
Council Tax: Manchester A

- 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.

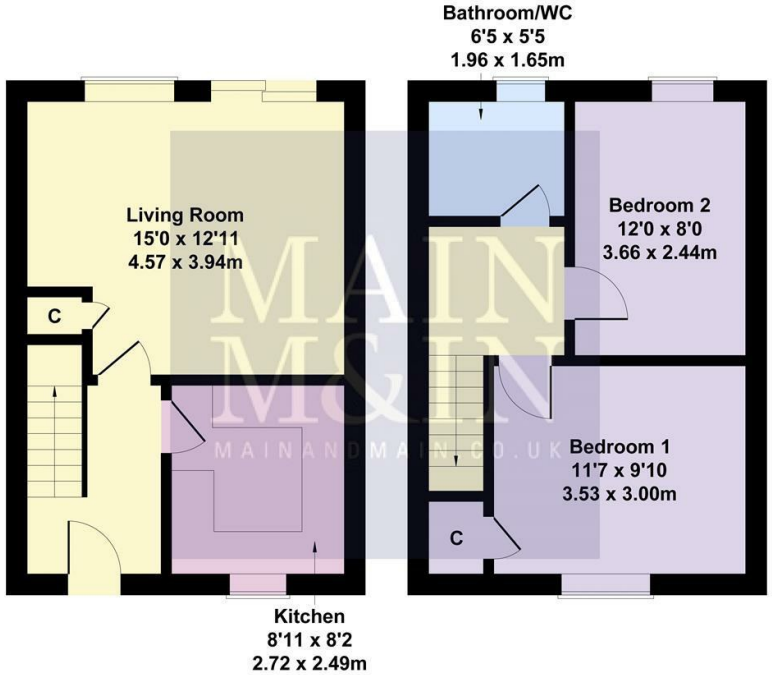
Bedroom Two
8'0 x 12'0

Bathroom/WC
6'5 x 6'6

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

George Mann Close

Approximate Gross Internal Area
670 sq ft - 62 sq m



Not to Scale. Produced by The Plan Portal 2026
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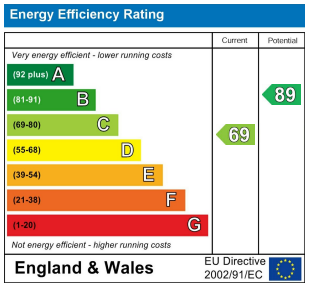
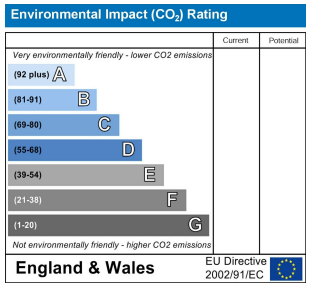
To view this property call Main & Main on 0161 437 1338

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.





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Company Registration No. 5615498