



**Northumberland Way, Sharston, Manchester,
M22**

Offers Over: £250,000

Leasehold

Northumberland Way, Sharston, Manchester, M22

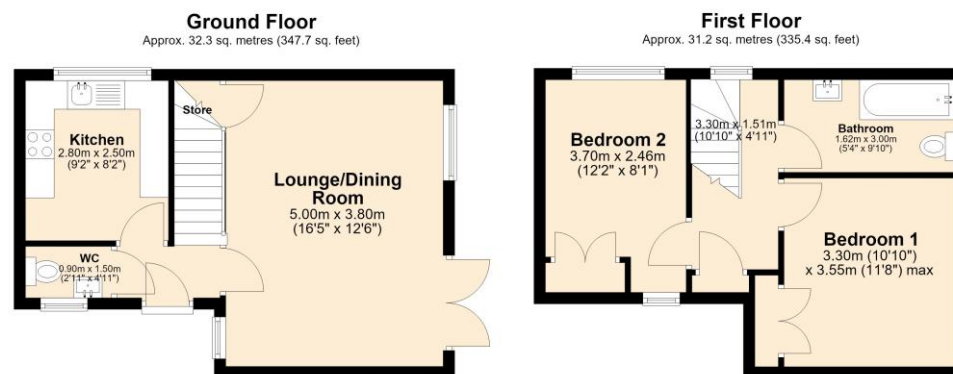
Tucked away in a peaceful cul-de-sac on Northumberland Way in Sharston, this beautifully presented TWO DOUBLE BEDROOM modern terraced home offers stylish, well-maintained accommodation throughout. Boasting a spacious living and dining room, modern fitted kitchen, two generous bedrooms and a fantastic-sized rear garden, this lovely home is perfectly suited to first-time buyers and professional couples alike.

Ideally positioned within easy reach of Manchester Airport, Wythenshawe Hospital, excellent motorway connections and an abundance of local amenities and green spaces, the property offers the perfect balance of convenience and comfortable living.

Upon entering the property, you are welcomed into an entrance hall, with a modern fitted kitchen directly ahead, offering a range of contemporary base and eye-level units with ample worktop and storage space. To the right is a bright and spacious open-plan living and dining room, providing plenty of room for both relaxing and entertaining. Patio doors overlook the beautifully maintained rear garden and allow natural light to flood the room. Finishing off the ground floor accommodation is a downstairs WC.

To the first floor are two well-proportioned double bedrooms, both benefiting from fitted storage, alongside a modern three-piece family bathroom suite.

Externally, the property enjoys a fantastic-sized, beautifully manicured rear garden, predominantly laid to lawn and complemented by an attractive selection of flowering plants and established shrubs. Offering a wonderful outdoor space for relaxing, entertaining and enjoying the warmer months, the garden is a real highlight of this lovely home. Gated access provides convenient access to the allocated residents' parking.



Total area: approx. 63.5 sq. metres (683.1 sq. feet)

- 999 years from 31 March 1990
- Leasehold
- Ground Rent Peppercorn
- EPC D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.