



Northern Etchells Homes



Independent Estate Agents

**Waveney Road, Wythenshawe,
Manchester, M22.**



£230,000 OFFERS OVER

- A Spacious Three Bedroom Semi Detached
- Lounge/Kitchen/Bathroom/Downstairs WC
- Gas Central Heating/UPVC Double Glazed
 - Driveway Parking/Rear Garden
- A Short Drive To The Motorway Links & Airport
- Ideal For Access To Wythenshawe Town Centre, Hospital, Metro/Bus Services
- EPC Rating C/ NO CHAIN SALE/FREEHOLD

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The accommodation comprises: Ground Floor: **Entrance Hall:** Approached by way of a part glazed entrance door. Radiator. Stairs to the first floor. Door to:

Lounge: into alcoves and bay recess. 12'07 x 12'04

A delightful room in which to relax and entertaining. Radiator. Laminate flooring. Light fitting and Low level double electrical points provided. Door to:

Kitchen: 14'09 x 10'01

Fitted with base and eye level units. The base units are topped with complementary work surfaces. Stainless steel sink unit which is set beneath a UPVC double glazed rear aspect window. Tiled to the cooking and washing areas. Radiator. Cooking appliances comprise: built under oven, five ring hob over which is a extractor. Space to accommodate white goods and a breakfast table and chairs. Cupboard recess which houses the upright fridge freezer. Large under stairs storage cupboard. UPVC part glazed exit door leads to the rear garden.

Downstairs WC: Low level WC. UPVC decorative glazed window.

First Floor: Landing area. Loft hatch to the loft which is insulated.

Bedroom One: 10'04 x 9'11

UPVC double glazed front aspect window. Radiator. Built in closet. Light fitting and double low level electrical points provided. Ample space for freestanding bedroom furniture.

Bedroom Two: 11'06 x 8'10

UPVC double glazed rear aspect window. Radiator. Ample space for freestanding bedroom furniture. Light fitting and double low level electrical points provided.

Bedroom Three: 8'07 x 7'02

UPVC double glazed front aspect window. Radiator. Ample space for freestanding bedroom furniture. Light fitting and double low level electrical points provided.

Bathroom: 6'01 x 4'11

Fitted bath with direct feed shower over, wash hand basin and low level WC. Complementary tiled walls and floors. radiator. UPVC decorative double-glazed window.

NOTE: Boiler and electrical have been inspected and certified.**Outside:** The property has the benefit of a driveway to provide off road parking. **Tenure: Freehold. Council Tax: Manchester City Council A**

Viewing: Appointment arrangements only call 0161 498 0049.

Viewing: Appointments can be made through our office on 0161 498 0049. **Disclaimer:** These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings, or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

OUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT