



FERNLEA 486 WYTHENSHAW ROAD | MANCHESTER

OFFERS OVER £175,000

NO ONWARD CHAIN An unusual semi detached family home in an ideal location within easy reach of Timperley village centre, local shops and access to the Metrolink and surrounding network of motorways. The accommodation briefly comprises entrance vestibule, living room, rear kitchen leading onto a rear hallway with shower room/WC beyond, two bedrooms to the first floor. Externally there is gated access to the driveway providing off road parking and has adjacent lawned garden and leads to the detached garage at the rear. To the rear there are further lawned gardens with fence borders. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: M23 9DX

DESCRIPTION

The semi detached property is ideally located for access to the surrounding network of motorways plus access to the Metrolink and with the market town of Altrincham about 2 miles distant and also within easy reach of Timperley village centre and Wythenshawe Hospital.

The accommodation is approached via an enclosed entrance vestibule which leads onto the full width living room at the front with fitted kitchen beyond towards the rear. There is a large rear entrance hall with access to the driveway and gardens and also the shower room/WC. To the first floor there are two double bedrooms, one with fitted store cupboard.

Externally there is gated access to the tarmac driveway providing off road parking which has an adjacent garden with hedge borders and provides access to the detached garage with up and over door, light and power. There are further lawned gardens with fence borders to the rear.

A superb property with further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door. Door to:

LIVING ROOM

12'11" x 11'10" (3.94m x 3.61m)

With PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point.

KITCHEN

9'9" x 8'11" (2.97m x 2.72m)

With a range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Wall mounted Baxi combination gas central heating boiler. Space for all appliances. Radiator. Understairs storage cupboard. Stairs to first floor. PVCu double glazed window to the rear.

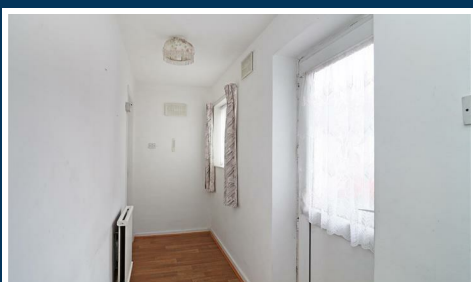
REAR HALLWAY

PVCu double glazed door to the rear. Radiator. PVCu double glazed window to the side. Laminate flooring. Telephone point.

SHOWER ROOM

8'0" x 6'0" (2.44m x 1.83m)

With a suite comprising tiled shower cubicle. WC and wash hand basin. Opaque PVCu double glazed window to the side. Laminate flooring. Radiator. Tiled splashback. Loft access hatch.



FIRST FLOOR

LANDING

BEDROOM 1

13'1" x 11'11" (3.99m x 3.63m)

With PVCu double glazed window to the front. Radiator.

BEDROOM 2

9'9" x 8'11" (2.97m x 2.72m)

PVCu double glazed window to the rear. Radiator. Storage cupboard.

OUTSIDE

To the front of the property gated access leads to the tarmac driveway providing off road parking and has adjacent lawned gardens with hedge borders. Towards the rear is a detached garage with up and over door and light and power with adjacent lawned gardens with enclosed fence borders.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Manchester Band "B"

TENURE

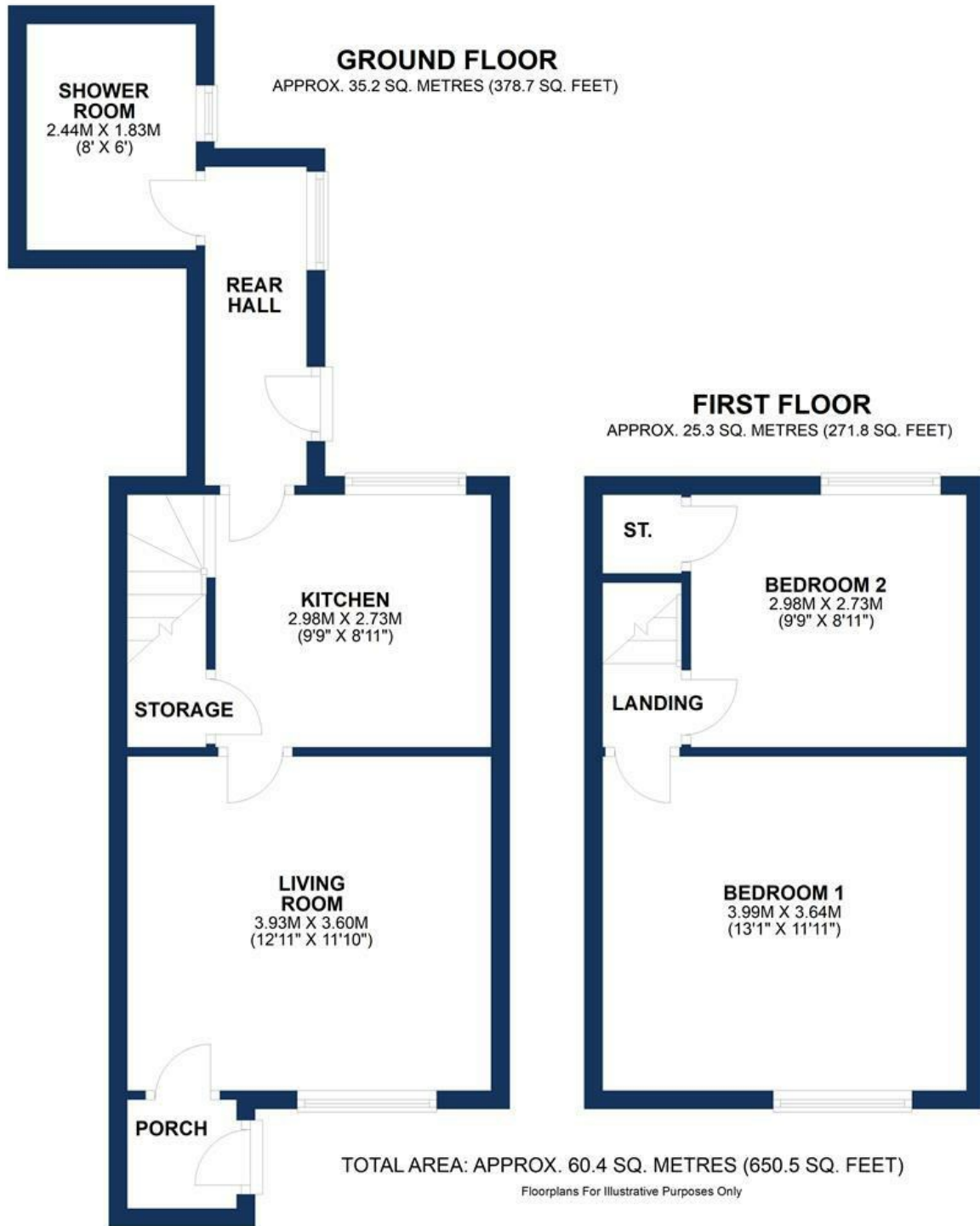
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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