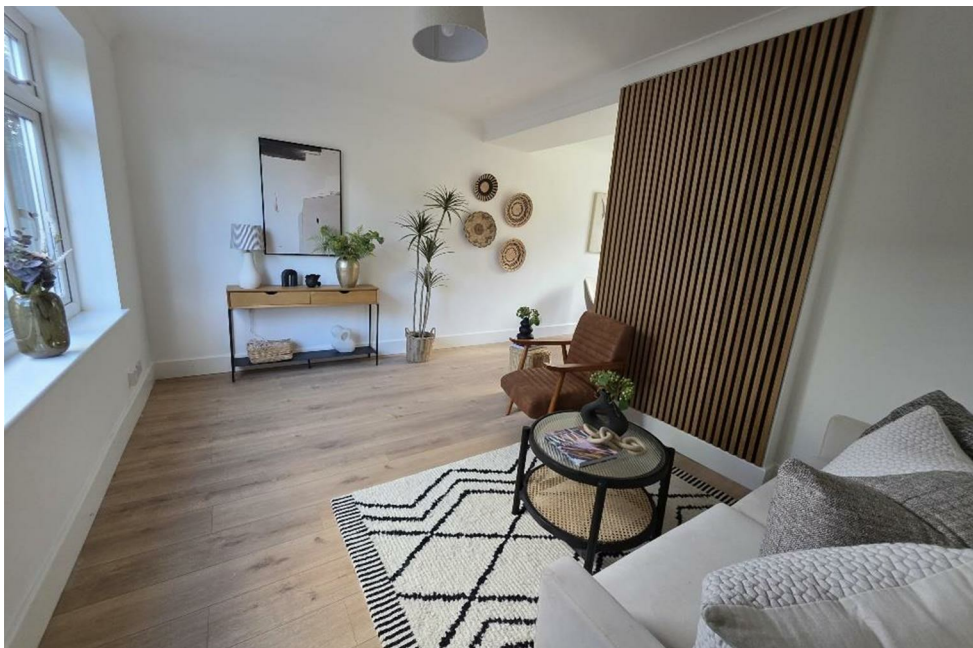




18 Pensford Road
Newall Green M23 2TJ
Asking Price £265,000

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18 Pensford Road Newall Green M23 2TJ

Asking Price £265,000

A superb refurbished mid-terrace house in turn-key condition, with driveway and gardens.

Offered for sale with the benefit of having no onward chain, this property enjoys a great location with easy access to amenities, transport networks, Manchester Airport & Wythenshawe Hospital.

The accommodation comprises: Entrance hallway with storage beneath stairs, an open-plan living room features a panelled feature wall. The room opens to a dining area which overlooks the rear garden. The kitchen features modern fitted units with polished granite worktops, with an inset sink. There is an induction hob, integrated electric oven and microwave. A door leads to a large storage area/utility room, with wall-mounted combination boiler.

To the first floor are three well-proportioned bedrooms, two being generous double bedrooms and the third being a good single, with inbuilt storage cupboard above the stairs. A family bathroom is fitted with a white suite, with shower above the bath.

The house stands behind a slate-covered driveway which provides off road parking space. To the rear is a garden of a good size, with seating area, lawned section and an outside tap. Gate to ginnel for access.

This is an attractive home which must be viewed - It is certain to appeal to owner occupiers and investors alike.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Open-plan Living Space
- Fitted Kitchen
- Utility Room/Store
- Modern Bathroom
- Driveway
- Garden
- No Onward Chain

Entrance Hallway

Living Room

13'10 x 10'2

Opens to:

Dining Room

8'5 x 7'9

Kitchen

11'11 x 7'9

Utility Room/Store

5'4" x 16'4"

First Floor Landing

Bedroom One

15'2 x 9'10

Bedroom Two

14'5 x 9'4

Bedroom Three

9'3 max x 10'3 max

Bathroom

10'0 x 5'5

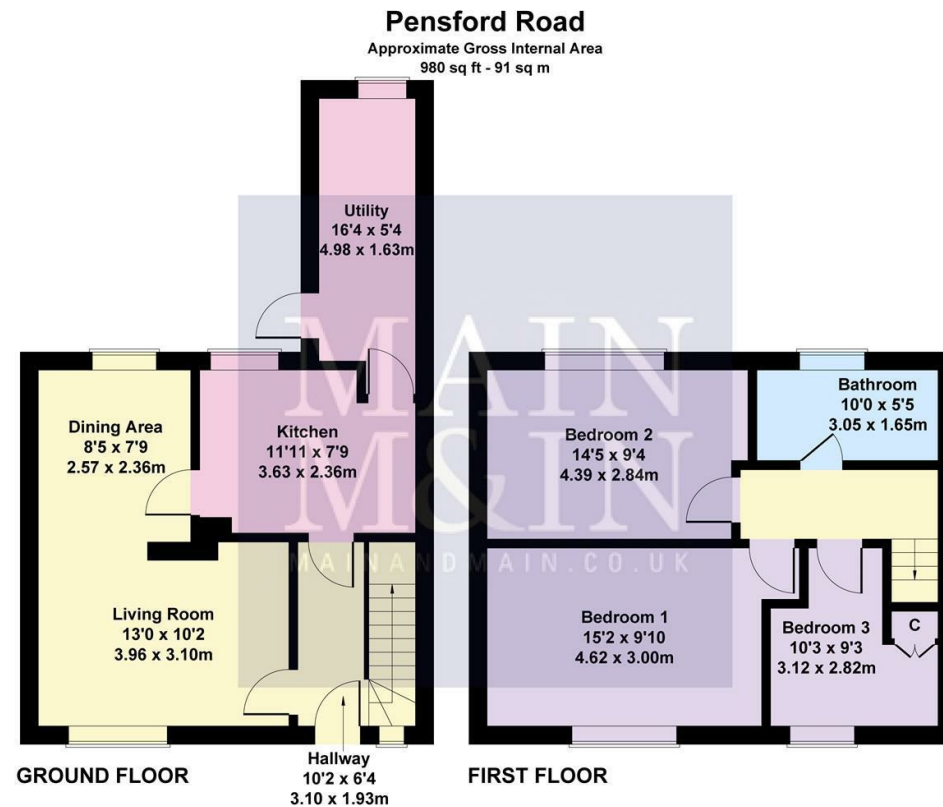
Externally

Slate-covered driveway to the front.

Enclosed garden to the rear with seating area and lawn.

Tenure: Freehold

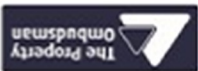
Council Tax: Manchester A



Not to Scale. Produced by The Plan Portal 2025
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To view this property call Main & Main on 0161 437 1338



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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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EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Very environmentally friendly - lower CO ₂ emissions	(81-91) B
Very environmentally friendly - lower CO ₂ emissions	(69-80) C
Very environmentally friendly - lower CO ₂ emissions	(55-68) D
Very environmentally friendly - lower CO ₂ emissions	(39-54) E
Very environmentally friendly - lower CO ₂ emissions	(21-38) F
Very environmentally friendly - lower CO ₂ emissions	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	66
Potential	83

