



1 Litherland Avenue
Manchester M22 5LD
£270,000



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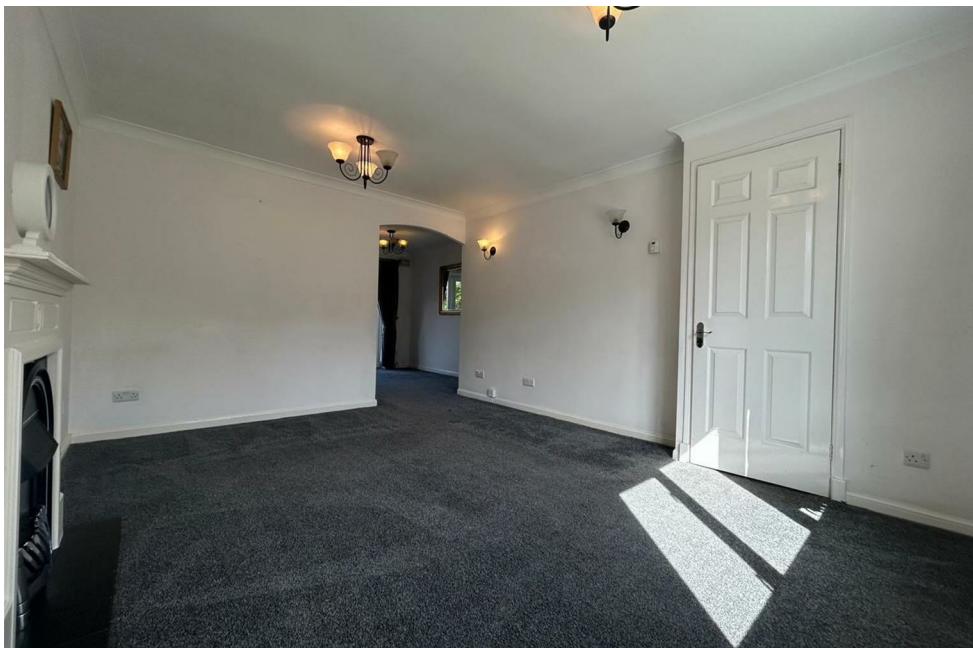
Available with no onward chain involved, this modern home forms part of the ever-popular Ashway Park development, located just off Simonsway, with the Metrolink station at the entrance to the development. Manchester Airport is within easy reach, as are the M56/M60 motorway networks and the rail station. There are plentiful amenities provided in nearby Heald Green village and at the Wythenshawe Forum.

An entrance hallway features a staircase with an attractive oak hand rail and feature balustrade by Neville Johnson. A living room leads through to a dining room which has a deep under stairs storage cupboard and patio doors to the garden. A fitted kitchen completes the ground floor.

Upstairs, the house has been altered from its original three bedroom format, into a two bedroom layout. This now provides two generously-proportioned double bedrooms, the principal bedroom being large enough to accommodate a king-size bed and featuring fitted wardrobe units. There is a landing with a useful storage cupboard built-in. A ceiling hatch gives access to a part-boarded loft with mains light and power. The bathroom features a bath with shower above and a WC.

The property stands behind a lawned garden, with a driveway providing off road parking space for two vehicles. To the side of the property is a gated car-port, giving a useful additional large covered area. To the rear is an enclosed garden which is paved for ease of maintenance, with decorative planted sections, a storage shed and a pond.

This is an appealing home which offers significantly more accommodation than most of the two bedroom houses on the development. Coupled with a generous plot and off road parking facilities, this property is likely to attract a wide range of purchasers. An early viewing is recommended.

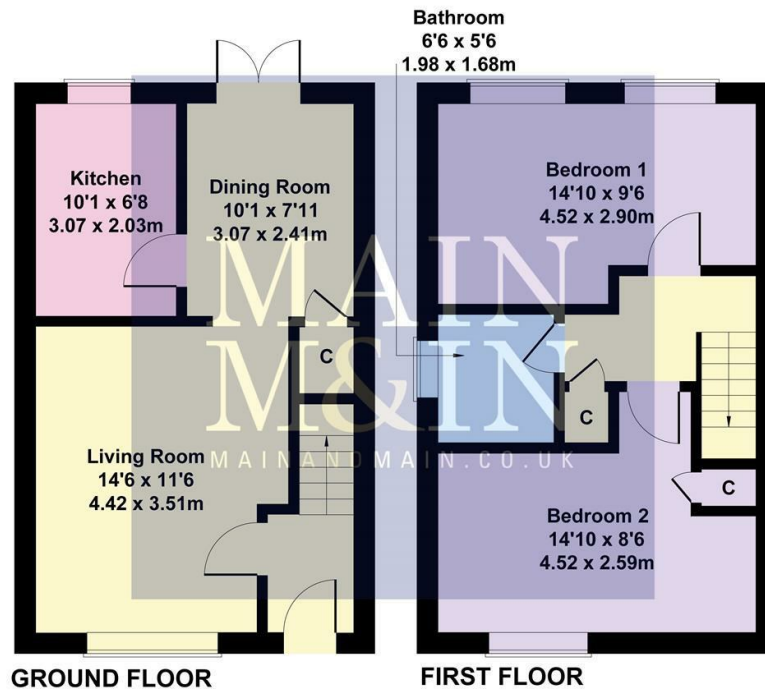


Tenure: Freehold
Council Tax: Manchester B



Litherland Avenue

Approximate Gross Internal Area
757 sq ft - 70 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 87 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | 75 | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498