



56 Ardmore Walk  
Wythenshawe M22 5QG  
Guide Price £150,000

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# 56 Ardmore Walk Wythenshawe M22 5QG

Guide Price £150,000

'A spacious first-floor, two double bedroom maisonette with garage, offered for sale with no onward chain, making it an ideal choice for first-time buyers, downsizers or investors alike.

Built in the early 1970s, this well-proportioned home offers fantastic potential to personalise and add value. All rooms are generously sized, creating a bright and comfortable living space ready to be transformed into a stylish modern home.

The property enjoys a pleasant position overlooking school playing fields to the rear, providing an open aspect and a sense of privacy.

Ideally located on Ardmore Walk, just off Portrush Road, the property is within easy reach of local amenities, the Metro, Civic Centre and excellent transport links. Heald Green village and train station are approximately one mile away, offering convenient access to Manchester Piccadilly in around 20 minutes—perfect for commuters.

The accommodation briefly comprises: private front entrance, staircase to first-floor landing, spacious lounge, fitted kitchen, two well-sized double bedrooms and a family bathroom/WC useful loft space offering additional storage potential. Externally the property benefits from a concrete garage

Further benefits include no annual service charges, adding to the long-term affordability of the home.

Tenure: Leasehold  
Council Tax: Manchester A

- PVCU Double Glazing
- Electric Heating
- NO ONWARD CHAIN
- Two Double Bedrooms
- Updating Required
- Viewing Essential
- Ideal First Purchase

## Entrance Hall

Stairs to Landing

## Landing

Loft Access, Airing cupboard with Hot water cylinder

## Living Room

13'7 x 11'4

## Kitchen

10'4 x 9

built in cupboard, Plumbing for washing machine

## Bathroom

6'2 x 6'1

## Bedroom One

11'5 x 10'5

Built in cupboard

## Bedroom Two

10'7 x 10'4

## External

Garage

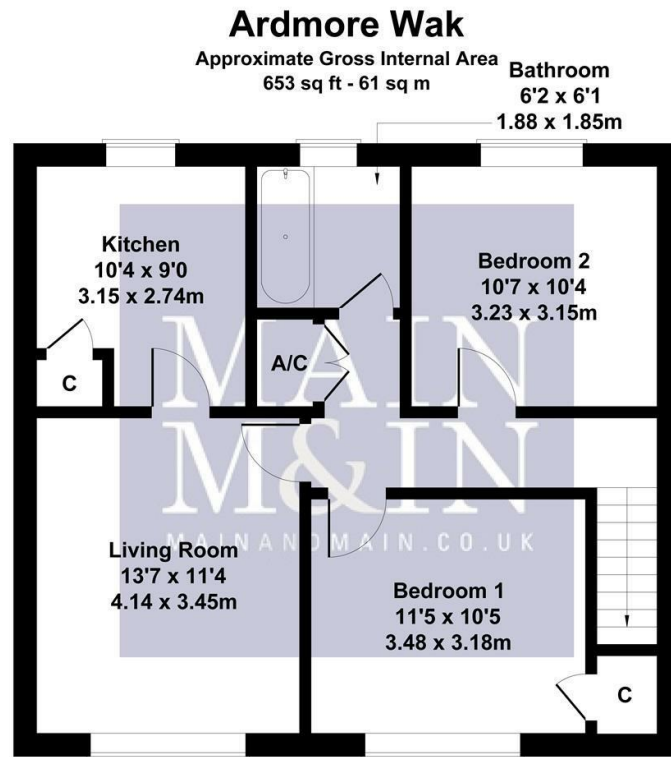
## Leasehold

Lease: 200 Years (Details to follow)

Ground Rent :£5 Per annum ( Fixed )

Service Charge: No charge applicable to this unit

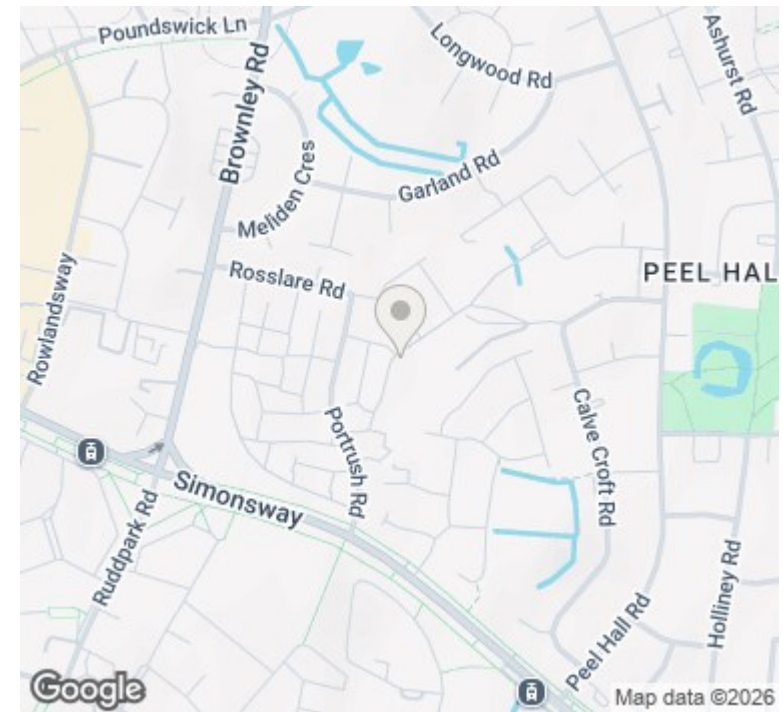




Not to Scale. Produced by The Plan Portal 2026  
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To view this property call Main & Main on 0161 437 1338



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

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Company Registration No. 5615498