



41 Cornishway  
Wythenshawe M22 0LY  
25% Shared Ownership £46,250

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# 41 Cornishway

## Wythenshawe M22 0LS Shared Ownership £46,250

A Two Bedroom Semi-Detached Bungalow available on a 25% Shared Ownership.

Built some nine years ago, this modern bungalow lies close to most local facilities to include the Metro (access on Shadowmoss Road). It comprises: Entrance Hall, Through Lounge into Fitted Kitchen, Two Bedrooms, Shower room/WC. Outside, small front garden and an enclosed rear garden together with a car parking area.

The property is available with NO ONWARD CHAIN. It is only available for home ownership (No Landlords allowed). The proportion of which is retained by the Housing Association will incur a monthly rent. Details can be found at the end of the brochure.

Viewing is highly recommended.

- Two Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Car Parking
- 25% Shared Ownership
- NO ONWARD CHAIN

Entrance Hall

Tenure: Leasehold  
Council Tax: Manchester City  
Council A

Living Room/dining area opening in to Kitchen  
32'3" x 10'6" at widest point.(overall length)  
Laminate Flooring, Fitted Units, Part Tiled Walls, Gas Hob, Extractor Hood, Electric Under oven/grill, plumbing for washing machine

Bedroom One  
14'2" x 8'10"

Bedroom Two  
9'4" x 8'10"

Shower Room/WC  
7'4" x 6'5"  
White Suite, Shower Cubicle, Wash basin with cupboard below  
Low Level WC, Extractor Fan, Laminate flooring

Outside  
Garden to the front to include brick wall, wrought iron railings, path, flower beds.  
To the rear is a small enclosed garden shed and off road parking.

Additional Information  
Lease: 115 years of a 125 year lease remain (Start date 01/10/2015, end date 01/10/2140)  
Rent payable on the 75% = £314.93 per month





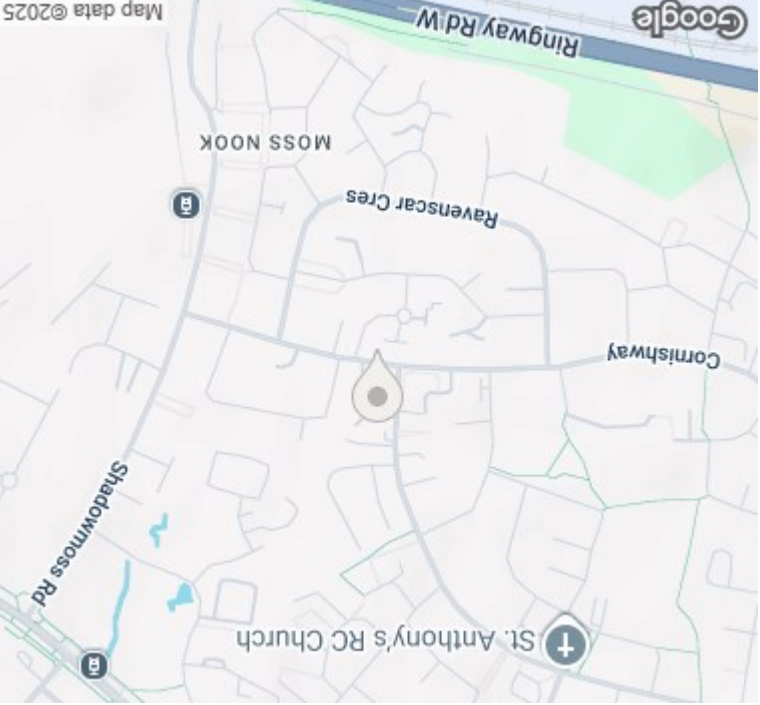
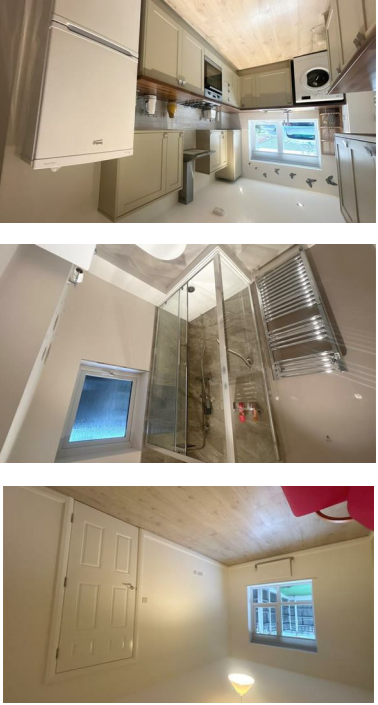
## 41 Cornishway



Not to Scale. Produced by The Plan Portal 2025  
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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                            |                                                     |
|-----------------------------------------------------|-----------------------------------------------------|
| EU Directive 2002/91/EC                             | EU Directive 2002/91/EC                             |
| Very energy efficient - lower running costs         | Very energy efficient - lower running costs         |
| (92 plus) A                                         | (92 plus) A                                         |
| (81-91) B                                           | (81-91) B                                           |
| (69-80) C                                           | (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 environmentally friendly - higher CO2 emissions | Not environmentally friendly - higher CO2 emissions |
| Current                                             | Current                                             |
| Potential                                           | Potential                                           |
| Environmental Impact (CO <sub>2</sub> ) Rating      |                                                     |
| England & Wales                                     |                                                     |
| EU Directive 2002/91/EC                             |                                                     |

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