



25 Rotherby Road
Wythenshawe M22 4GS
£250,000

MAIN
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



25 Rotherby Road Wythenshawe M22 4GS

£250,000

Offered for sale with no onward chain, this semi-detached property is well-placed for access to amenities, schools and transport networks: The Metrolink tram station is within easy reach, as are the M56/M60 motorways and Manchester Airport.

The property has recently benefited from redecoration throughout. An entrance hallway leads to a living room with bay window to the front. There is a fitted dining kitchen to the rear with a deep built-in storage cupboard beneath the stairs. A rear hallway leads to a downstairs WC.

To the first floor are two good double bedrooms and an L-shaped single bedroom. The bathroom is fitted with a white suite, with shower above the bath and smart modern tiling.

The house stands back from the road, behind a lawned garden. To the rear of the house is a well-proportioned garden, with paved seating areas, an artificial lawn and decorative borders.

These homes attract a wide range of purchasers and are always popular. As such, an early viewing is advised.



- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Spacious Living Room
- Fitted Dining Kitchen
- Downstairs WC
- Modern Bathroom/WC
- Gardens Front & Rear
- Convenient Location
- No Onward Chain

Entrance Hallway

Living Room
14'10 x 11'5

Dining Kitchen
14'10 red to 11'5 x 8'10

Rear Hallway

Downstairs WC

First Floor Landing

Bedroom One
11'6 red to 9'10 x 10'2

Bedroom Two
11'6 x 8'10

Bedroom Three
7'7 max x 8'6 max
(L-shaped)

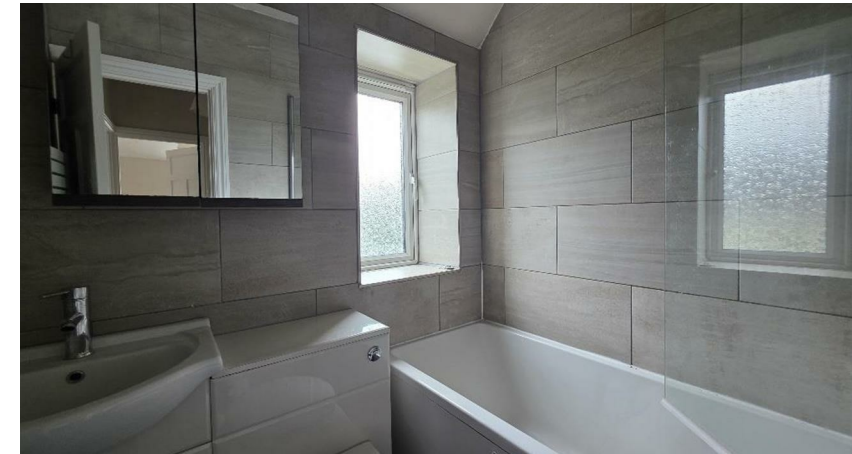
Bathroom
5'10 x 4'11

Externally
Garden area to front.

Enclosed garden to the rear with seating area, artificial lawn and decorative borders.

Tenure: Freehold

Council Tax: Manchester A



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			(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 energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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



Company Registration No. 5615498