



8 Covert Road  
Manchester M22 4GR  
£240,000

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# 8 Covert Road Manchester M22 4GR

£240,000

Offered for sale with no onward chain, this well-presented mid-terrace house is located in a popular residential area, within easy reach of amenities and schools.

The area enjoys excellent transport links, with good access to the Metrolink tram network, M56/M60 motorways, rail network and Manchester Airport. Wythenshawe Hospital is also within approximately 2 miles. The nearby centres of Gatley and Wythenshawe offer a good selection of amenities. Hollyhedge Park is also located close by.

This property has been well-maintained and it offers the following accommodation: Entrance hallway, a spacious living room and a fitted dining kitchen. To the first floor, a landing leads to two double bedrooms, a single bedroom and a modern shower room which is fitted with a white suite.

The house stands behind a garden area, whilst to the rear is a well-proportioned enclosed garden with seating area and a lawned section.

An early internal viewing is advised in order to avoid disappointment.

Tenure: Freehold  
Council Tax: Manchester A

- Three Bedrooms
- Spacious Reception Room
- Fitted Dining Kitchen
- Modern Bathroom
- Attractive Gardens
- Popular Location
- Gas Central Heating
- PVCU Double Glazing
- No Onward Chain
- Early Viewing Advised

Entrance Porch  
5'8 x 4'2

Entrance Hallway

Living Room  
15'7 max x 11'8

Dining Kitchen  
18'9 x 8'0

First Floor Landing

Bedroom One  
12'11 red to 10'2 x 10'2

Bedroom Two  
10'11 x 11'7 max

Bedroom Three  
7'6 max x 8'7 max

Bathroom  
5'10 x 8'1

Externally  
Gardens to the front and rear.







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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Company Registration No. 5615498