



11 Fenside Road  
Sharston M22 4PD  
£230,000

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# 11 Fenside Road Sharston M22 4PD

£230,000

Located on the popular Fenside Road in Sharston, this terraced house is available with no onward chain.

The house requires a degree of updating and improvement. It is well-placed for access to amenities, schools for all age groups and excellent transport links.

The property comprises: Entrance hall, a well-proportioned living room with bay window, a breakfast kitchen, rear hallway with storage and a downstairs WC. Upstairs are three well-proportioned bedrooms and a bathroom.

There is a garden area to the front, whilst to the rear is a large garden which is mainly laid to lawn.

This is a great opportunity to secure a property which can be enhanced: These homes are always popular and we recommend an early viewing.

- Gas Central Heating
- Majority PVCU Double Glazing
- Three Bedrooms
- Updating Required
- Gardens
- Popular Location
- No Onward Chain

Tenure: Freehold  
Council Tax: Manchester A

Entrance Hallway

Living Room  
12'3 into bay red to 11'5 x 12'10

Breakfast Kitchen  
8'11 x 10'9

Rear Hallway  
8'11 x 2'9  
With inbuilt storage

Downstairs WC  
8'11 x 2'9

First Floor Landing

Bedroom One  
11'7 red to 10'3 x 11'1 max red to 8'9 to fitted r

Bedroom Two  
8'11 x 12'9

Bedroom Three  
8'6 max x 7'11 max  
(L-shaped)

Bathroom  
5'0 x 5'11

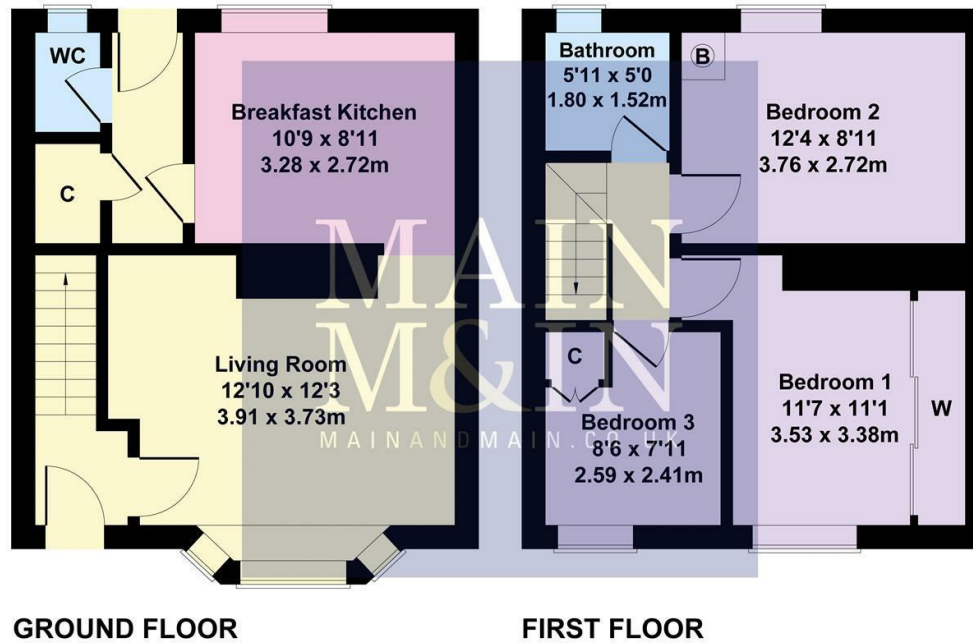
Externally  
Garden area to the front.  
Lawned garden to the rear.





## Fenside Road

Approximate Gross Internal Area  
750 sq ft - 70 sq m

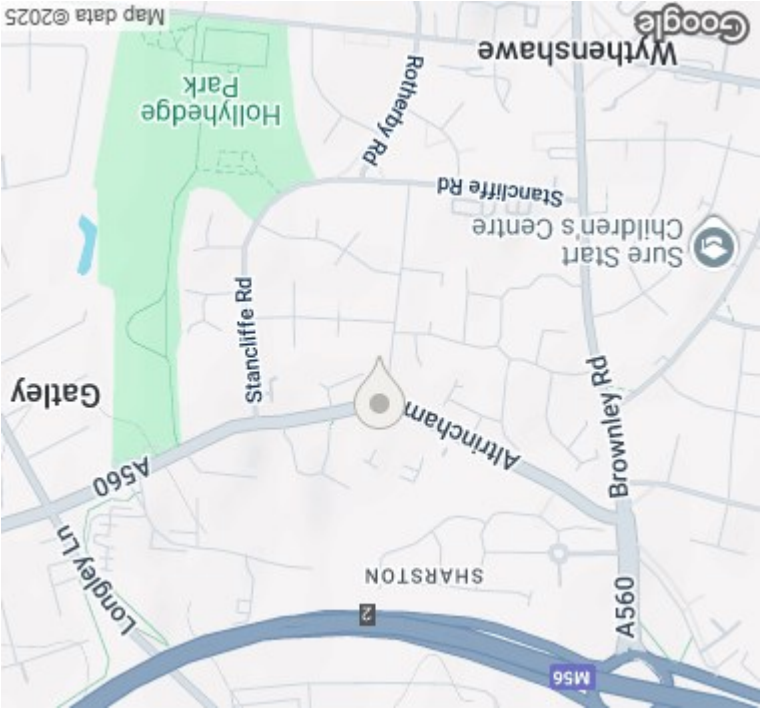


Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338





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	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not environmentally friendly - higher CO2 emissions	G (1-20)
Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not environmentally friendly - higher CO2 emissions	G (1-20)

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