



16 Wexford Walk
Wythenshawe M22 5GN
Offers Over £250,000



MAINANDMAIN.CO.UK



16 Wexford Walk Wythenshawe M22 5GN

Offers Over £250,000

Beautifully-presented throughout, this attractive home forms part of a sought-after residential development which enjoys excellent access to amenities and transport links: The Metrolink tram stop is close by, with the M56/M60 motorways and Manchester Airport also within easy reach.

The property is entered through a contemporary recently-renewed front door, accessing the entrance porch. There is a well-proportioned living room and a fitted dining kitchen.

Upstairs, a landing gives access to the principal bedroom which has built-in wardrobe and cupboard storage. The second bedroom also features built-in wardrobes and there is a third bedroom for a single bed or study. A fitted shower room/WC completes the property.

The house stands behind a long, lawned garden. To the rear is a garden area with access gates to the rear, enabling the space to also provide off road parking space if required.

This is a most appealing home which is certain to attract a good deal of attention: An early internal inspection is recommended.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Spacious Living Room
- Fitted Dining Kitchen
- Modern Shower Room/WC
- Well-presented Accommodation
- Gardens
- Off Road Parking
- Popular Location

Entrance Porch
6'2 x 4'11

Living Room
14'6 x 14'2

Dining Kitchen
14'6 x 9'10

First Floor Landing

Bedroom One
8'4 x 13'9 to fitted wardrobes

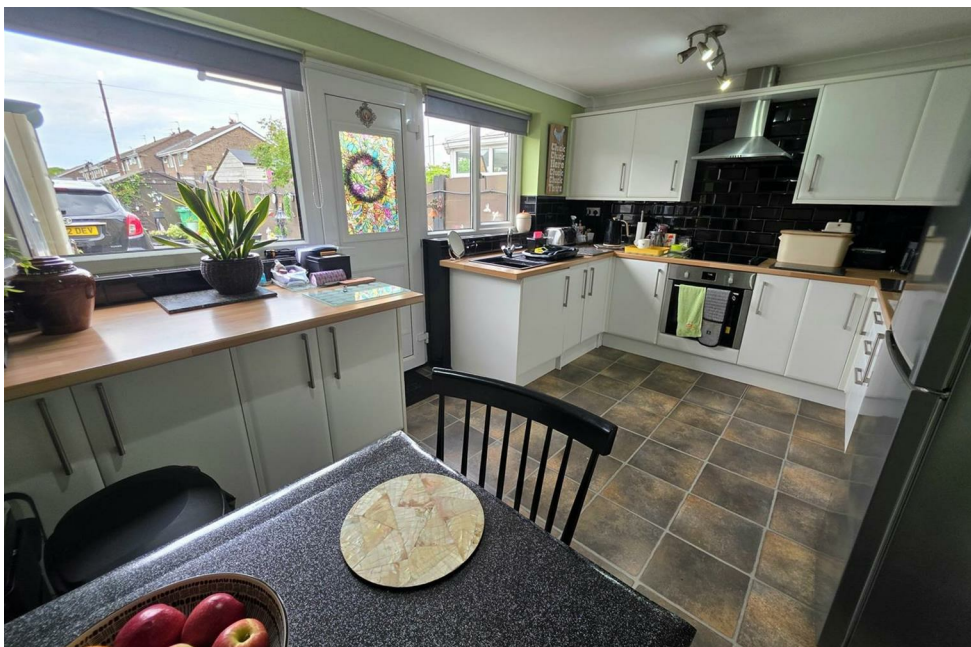
Bedroom Two
5'10 to fitted wardrobes x 9'2

Bedroom Three
5'11 max x 10'11 max
(L-shaped)

Shower Room/WC
6'1 x 6'1

Externally
Lawned garden to the front.
Enclosed garden to the rear.
Gates to allow for vehicular access from the rear.
Garden is made over to provide off road parking space and minimise any maintenance requirements.

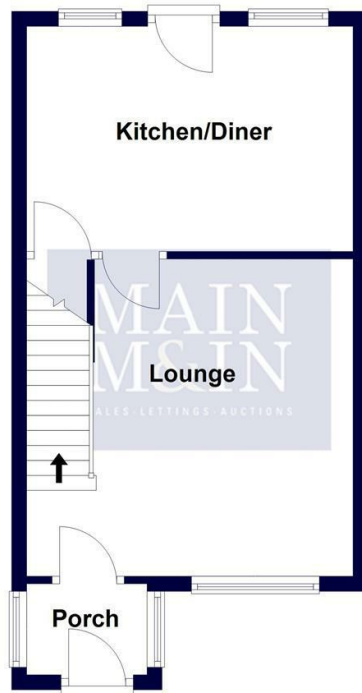
Leasehold Information
143 years remain on a lease which expires on 06/10/2169.
Ground Rent: Peppercorn (£nil).



Tenure: Leasehold
Council Tax: Manchester B



Ground Floor



First Floor



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

Wexford Walk, Manchester

To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

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

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

mainandmain.co.uk

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating	
EU Directive 2002/91/EC	Current
EU Directive 2002/91/EC	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO2 emissions	

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

