


# 37 Foxfield Road
## Wythenshawe M23 2TF
## Asking Price £249,500

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A Freehold, Three Bedroom End Terrace complete with driveway requiring a degree of updating. NO ONWARD CHAIN.

Looking out over open space to the rear, this property is situated close to transport links including proximity to both the M56/M60 Motorways as well as being served by the Metrolink (Martinscroft Station) giving access to Manchester City Centre. Within a short drive is Wythenshawe Hospital.  Other facilities to include schooling, shops etc are all close by.

The property offers: Entrance Hall, Lounge Dining Room, Kitchen, Enclosed Side Porch, Utility Room, Landing, Three Bedrooms, Bathroom/WC. Outside: Font Garden with off road parking, and enclosed rear garden complete with shed.

This is an excellent purchase for someone seeking a sizeable property at a sensible price.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Reception Rooms
- Not overlooked at rear
- Freehold
- No Onward Chain

Tenure: Freehold
Council Tax: Manchester A

Entrance Hall
7'4 x 6"6

Living Room
15'3 x 10'1
Gas fire with surround opening into

Dining Room
9'6 x 7'4

Kitchen
11'7 max x 9'1 dec to 1'7
Fitted Kitchen Units, wall and base, work surfaced, gas point, door to

Side Porch
3'9 x 2'4
Understairs Cupboard

Utility Room
5'9 x 4'9
Plumbing for washing machine, wall mounted combi gas boiler.

Landing
15'3 in length
Loft Access

Bedroom One
13'5 x 9'5

Bedroom Two
13'1 x 9'0 max
Built in cupboard

Bedroom Three "L" shaped
10'2 x 9'0 to 5' 8"

Shower Room
6'6 x 5'1
Walk in shower, wash basin

Seperate WC
5'1 x 2'3
Low level WC

External
Driveway to the front
Enclosed garden to the rear with paving, fencing and lawns

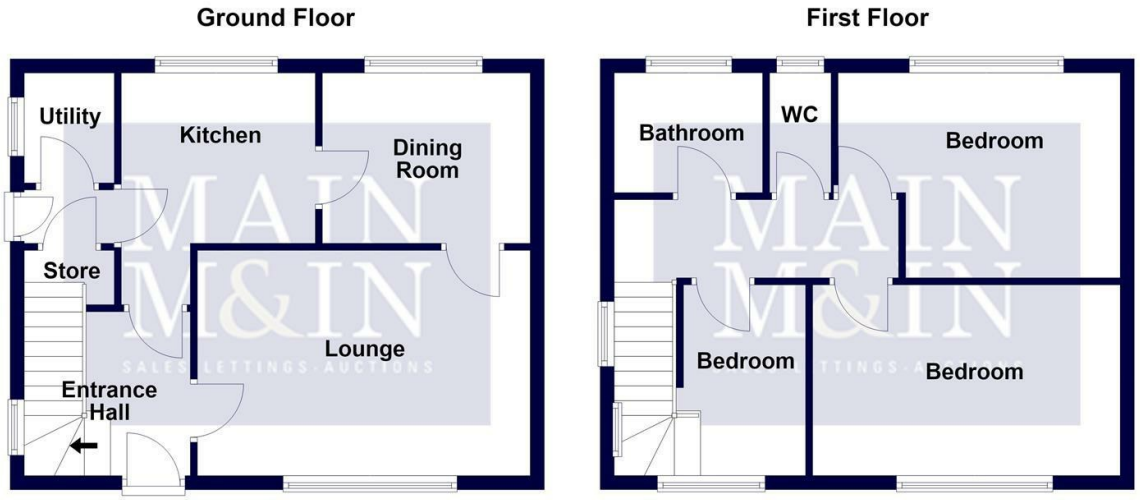














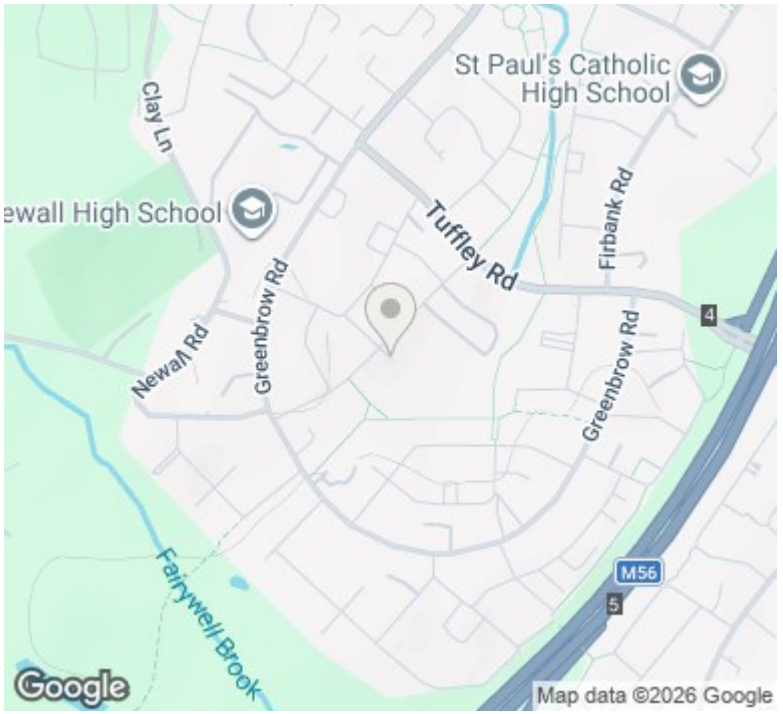

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

**Foxfield Road, Manchester**

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





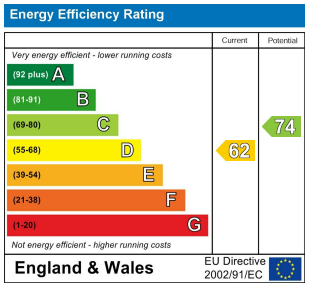


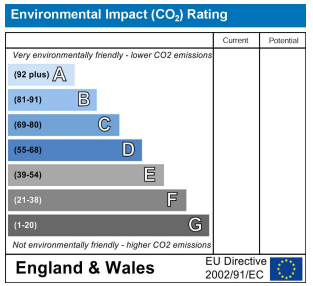

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.





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