



3 Mossack Avenue
Wythenshawe M22 0DH
£255,000



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A Freehold, Three Bedroom Terrace in excellent condition throughout, offered at a sensible price.

Situated close to local facilities, this lovely home represents an excellent purchase. Over recent years, the property has been improved and now offers: Retiled/Felted/Battened Roof, Refitted Bathroom/WC, overhaul of the electrics plus consumer unit. Internally the property offers: Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Enclosed Rear Porch to Downstairs WC, Store Cupboard, Landing, Three Bedrooms, Bathroom/WC and Loft Area. Outside are gardens to the front and rear to include parking, garden shed, patio and brick outhouse.

Within a few miles are both the M56/M60 Motorways, Manchester Airport and the large stores on the A34 Bypass.

An early viewing is strongly recommended.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Re-Roofed
- Off Road Parking
- Freehold
- Sensible Price

Tenure: Freehold
Council Tax: Manchester A

Entrance Hall
Meter Cupboard, Laminate Floor

Lounge
13'5" x 9'7"
Attractive Fire Surround with Marble Inlay, Gas Fire, Laminate Flooring

Dining Room
8' x 7'4"
Double Glazed Sliding Patio Doors, Laminate Flooring

Kitchen
11'5" x 8'5"
Part Tiled Walls, Fitted Cupboards, Work Surfaces, Under Oven/Grill
Laminate Flooring, Inset Lighting

Enclosed Rear Porch to:

Downstairs WC
4'4" x 2'2"

Store Cupboard
Wall Mounted Gas Boiler

Landing
Loft Access - partially boarded

Bedroom One
16'3" x 9'5"

Bedroom Two
14' x 8'9"
Built in Cupboard

Bedroom Three
9'7" x 8'8"
Built in Cupboard

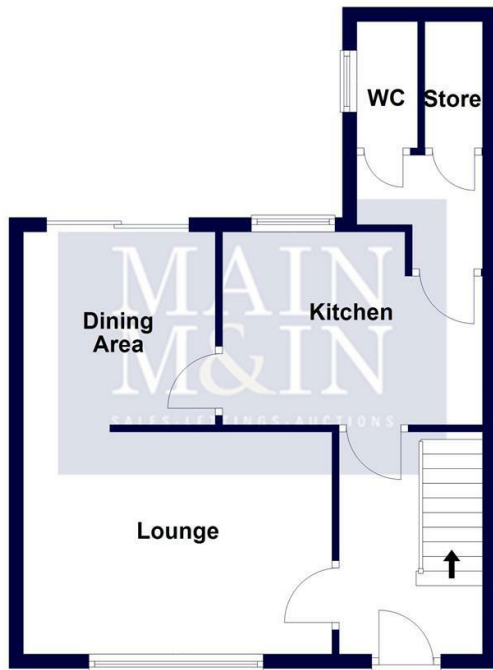
Bathroom/WC
9'6" x 5'1"
Tiled Walls and Floors, Heated Towel Rail, Low Level WC, Wash Basin, Panelled Bath
Shower Cubicle

Outside
Parking to the front, ginnel to the side
Enclosed rear garden with shed and patio

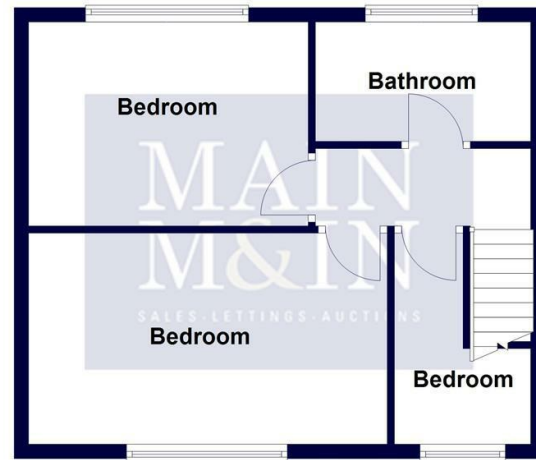




Ground Floor



First Floor



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

Mossack Avenue, 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

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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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
Environmentally friendly - lower CO2 emissions	(81-91) B
Decent	(69-80) C
Decent	(55-68) D
Decent	(39-54) E
Decent	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
Decent	(69-80) C
Decent	(55-68) D
Decent	(39-54) E
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Not energy efficient - higher running costs	(1-20) G

