



31 Northcote Avenue
Wythenshawe M22 9AJ
£370,000

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31 Northcote Avenue

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NO CHAIN - An impressive double-fronted detached home, well-placed for access to amenities: Northcote Avenue forms part of a popular modern residential development, with easy reach of Manchester Airport and Wythenshawe Hospital. The Metrolink tram station is next to the development, with popular schools for all age groups also within convenient proximity.

Beyond the entrance hallway lies a thoughtfully-designed ground floor featuring a fitted kitchen, spacious living room and a separate formal dining room with garden access via French doors. There is a downstairs WC/utility and further storage beneath the stairs.

The first floor hosts four generous bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. A family bathroom completes the accommodation.

The property stands behind a lawned garden, with a driveway providing off road parking space, leading to an integral garage.

To the rear is a well-proportioned, private rear garden. A lawned expanse leads to a large detached timber shed and there is a separate storage shed. Gated access is available to both sides.

This spacious property is available with no onward chain and warrants an early internal inspection.

- Gas Central Heating - Modern Combi Boiler
- PVCU Double Glazing
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Downstairs WC/Utility
- Integral Garage
- Driveway & Gardens
- Close to Metrolink Station
- No Chain

Entrance Hallway
5'11 x 17'2

Downstairs WC/Utility
6'4 x 5'5

Kitchen
8'7 x 12'10 red to 11'7

Dining Room/Study
8'8 x 11'5 red to 10'5

Living Room
14'5 x 11'4

First Floor Landing
Access to un-boarded loft space via hatch.

Bedroom One
12'0 red to 8'8 x 14'7 max

En-suite Shower /WC
6'3 x 8'7 red to 6'6

Bedroom Two
8'3 x 15'7

Bedroom Three
7'1 x 10'9

Bedroom Four
8'3 x 11'9

Family Bathroom
7'9 x 7'10

Integral Garage
7'11 x 17'2

Externally
Lawned garden to the front with driveway alongside.
Enclosed rear garden with lawn and patio.
Two storage sheds. Gated access. Outside tap.



Tenure: Freehold
Council Tax: Manchester D



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.

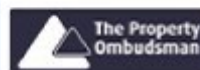
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80)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

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