



3 Mossack Avenue  
Wythenshawe M22 0DH  
Asking Price £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





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.

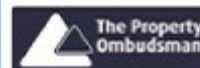
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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

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Company Registration No. 5615498