



21 West View Road
Northenden M22 4LP
£275,000

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£275,000

This well-presented end of terrace property is located in a popular residential area, within easy reach of amenities, transport links and schools for all age groups.

An entrance hallway leads to a spacious living room with feature fireplace. Doors open to a conservatory with insulated roof, overlooking the rear garden. There is a fitted dining kitchen and a utility room.

To the first floor are three well-proportioned bedrooms and a bathroom fitted with a white suite, with shower above the bath.

The house stands behind a garden area with a driveway which provides off road parking space. To the rear is a garden which is laid to lawn, with seating area and fenced boundaries.

This property will appeal to a wide range of potential purchasers and it is certain to impress. An early internal inspection is essential.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Spacious Living Room
- Fitted Dining Kitchen & Utility Room
- Conservatory
- Driveway
- Gardens
- Convenient Location
- Available with No Onward Chain

Entrance Hallway

Living Room
18'8 x 11'3

Conservatory
9'3 x 8'7

Dining Kitchen
9'3 x 11'5

Utility Room
6'0 x 5'8

First Floor Landing

Bedroom One
11'0 max x 13'1 red to 11'5

Bedroom Two
12'10 x 9'11 red to 8'4

Bedroom Three
7'6 x 10'3 red to 8'2

Bathroom
5'8 max x 10'0 max
(L-shaped)

Externally

Garden to front with driveway providing off road parking space. Garden to the rear with seating area and lawn.



Tenure: Freehold
Council Tax: Manchester A



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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