
BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
MARKETING I SERVICE I RESULTS
7 Cornfield Drive
Wythenshawe M22 9AY
O.I.R.O £275,000
MAIN
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7 Cornfield Drive
Wythenshawe M22 9AY

O.I.R.O £275,000

A Modern, Two Double Bedroom, Semi Detached in Immaculate Condition. EX SHOW HOUSE. NO ONWARD CHAIN.

Built in 2019, this lovely home offers well proportioned rooms throughout. It comprises: Entrance Porch, Lounge, Downstairs WC, Fitted Kitchen/Dining Area, Landing, Two Double Bedrooms, Bathroom/WC. Outside: Off Road Parking, Gardens to the front and rear.

The property is situated near the Civic Centre, Metro and Local Schooling. Within a short distance is the M56 Motorway. Other centres such as Heald Green, Gatley, and Cheadle are only a few miles away. This also includes Manchester Airport.

Of special note is the fact that the property has an energy rating of B (84). We strongly recommend an early viewing on this lovely home. Great for a first time buyer or downsizer.

- PVCU Double Glazing
- Gas Central Heating
- Two Double Bedrooms
- Downstairs WC
- Off Road Parking
- Close to local facilities
- NO ONWARD CHAIN

Tenure: Leasehold
Council Tax: Manchester A

Entrance Porch
5'9" x 13'2"

Lounge
14' x 13'2"

Fitted Kitchen/Dining Area
13'1" x 12'2"
Fitted Units, Work Surfaces, Integrated Electric Cooker with Extractor Hood,
Space for Appliances, Storage Cupboard under stairs, Wall Mounted Combi Boiler
PVCU Double Glazed Patio Door

Downstairs WC
4'9" x 3'3"
White Suite with Low Level WC and Wash Basin

Stairs to Landing

Bedroom One
13'2" x 12'4"

Bedroom Two
13'3" x 10'2"

Bathroom/WC
6'9" x 6'4"
White Suite, Panelled Bath and Shower Over Bath
Wash Basin, Low Level WC

Outside
Front Garden with Off Road Parking, Enclosed Rear Garden, Fencing, lawn, shrubs, rear gate

Lease Details
Lease Start Date 25th October 2019
119 years remaining.
Ground Rent £20 per month.











Not to Scale. Produced by The Plan Portal 2026

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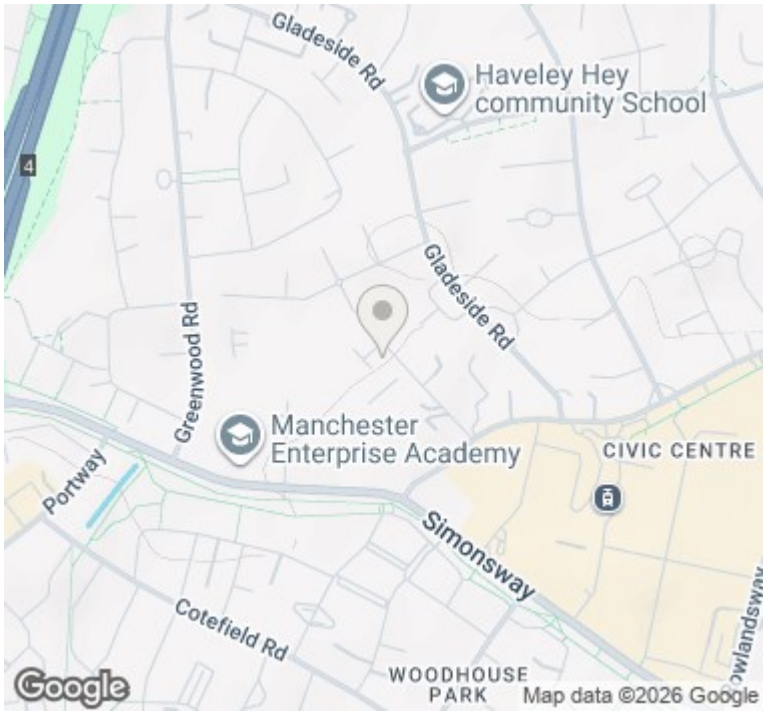
To view this property call Main & Main on 0161 437 1338



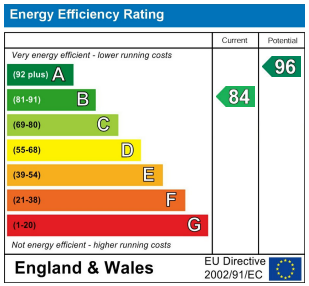


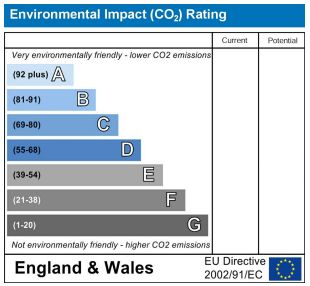






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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

BEST AWARDS 2025 TOP 500 SALES

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