



10 Harburn Walk
Wythenshawe M22 0LF
£275,000

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Wythenshawe M22 0LF

£275,000

Presented to an excellent standard throughout, this modern home has benefited from numerous recent improvements, including a stylish renewed open-plan dining kitchen and the creation of a downstairs shower room/WC.

The property comprises: Entrance hallway, a spacious living room with bay window to the front, the modern dining kitchen which has patio doors to the garden, and a useful ground floor shower room/WC.

To the first floor is a landing which gives access to the two double bedrooms and a single bedroom. A family bathroom with shower above the bath completes the accommodation.

The house forms part of a popular development which was constructed in 2013. Electric gates give access to the parking area to the rear of the house where there are two allocated parking spaces, plus additional visitor spaces. There are attractive gardens which are laid to lawn with seating area, decorative borders and a storage shed.

Harburn Walk is well-placed for access to transport network connections including the Metrolink tram, rail station, M56/M60 motorway links and Manchester Airport. There are schools for all age-groups within easy reach.

An early internal viewing is advised - This is a lovely home which will appeal to a wide range of potential purchasers.

Tenure: Leasehold

Council Tax: Manchester B

- Gas Central Heating - Recent Combi Boiler
- PVCU Double Glazing
- Three Bedrooms
- Two Bathrooms
- Refitted Dining Kitchen
- Spacious Living Room
- Modern Bathroom
- Gardens to three sides
- Allocated parking
- Popular location

Entrance Hallway

Living Room
16'4" x 16'5"

Dining Kitchen
16'3" into bay x 10'3"

Downstairs Shower Room/WC

First Floor Landing

Bedroom One
13'7" x 8'2"

Bedroom Two
13'1" x 8'2"

Bedroom Three
9'9" x 5'8"

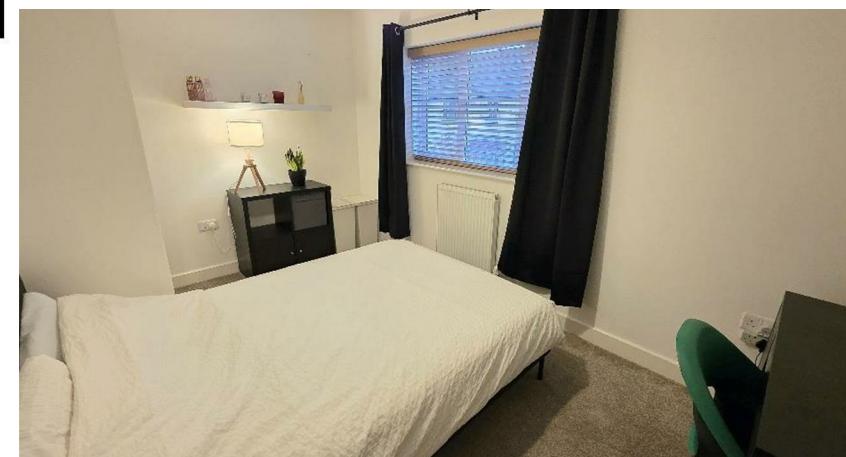
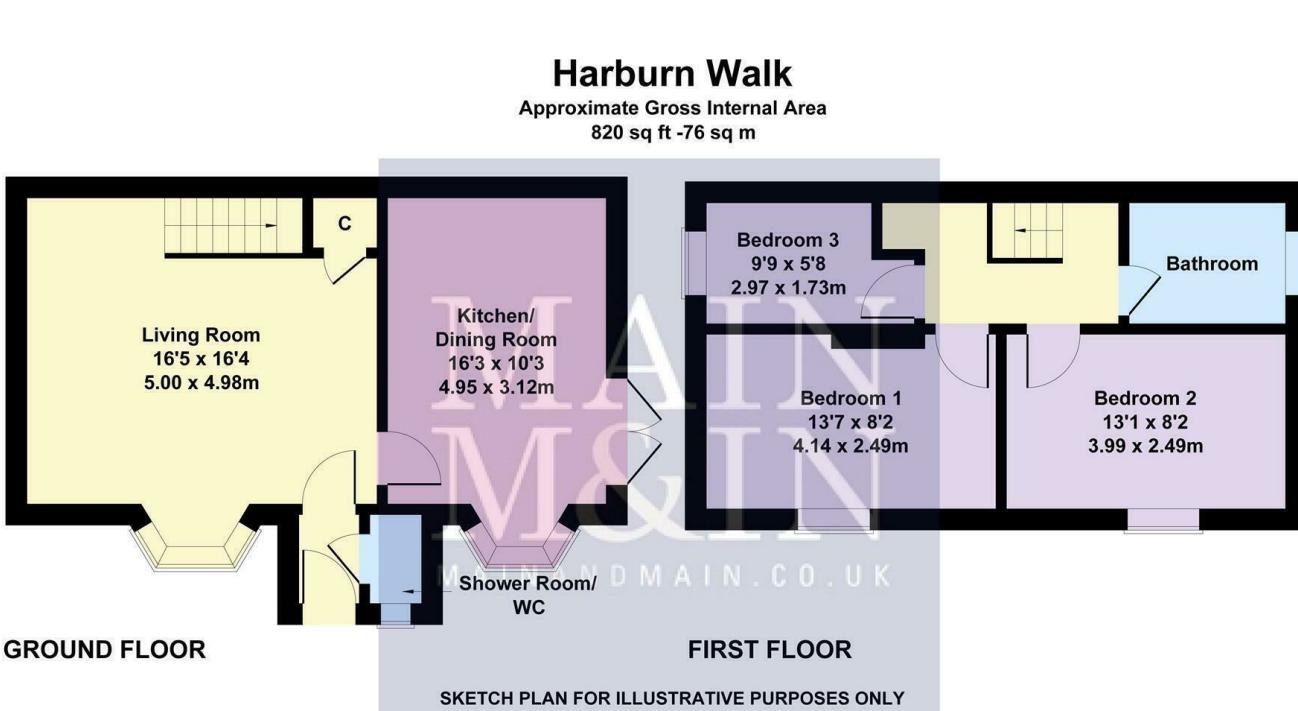
Bathroom

Externally
Gardens to three sides, with lawns, decorative borders and seating area.
Storage Shed. Gated access to rear.
Secure parking via electric gates with two allocated spaces, plus visitor parking.

Leasehold Information

Residue of 999 year lease - start date 01-01-2011
Ground Rent £150 per annum Service charge circa £150





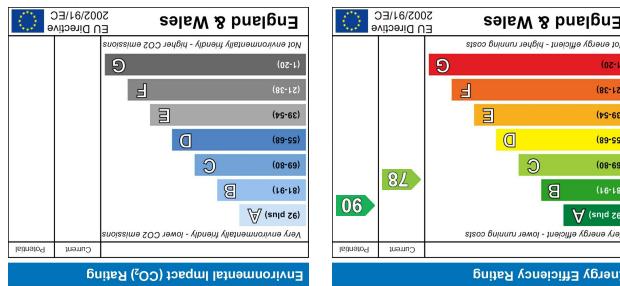
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NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

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.

