



58 Meliden Crescent  
Wythenshawe M22 5ED  
£280,000

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK





# 58 Meliden Crescent Wythenshawe M22 5ED

£280,000

This beautifully-presented home stands behind a recently-renewed block-paved driveway which provides off-road parking space. The property is well-placed for access to amenities and transport networks, with the Metrolink, M56/M60 motorway links and Manchester Airport all within easy reach.

An entrance hallway leads to a well-proportioned living room with a bay window to the front. A stylish inset contemporary fireplace providing a focal point in addition to the feature wall panelling. There is a fitted breakfast kitchen to the rear, with grey coloured units and contrasting worktops. A useful deep utility cupboard is large enough to house a washing machine and drier. A rear hallway leads to a downstairs WC with washbasin.

To the first floor is a landing, leading on to two double bedrooms, a good single bedroom/study and an impressive refitted bathroom which features a modern suite in white, with shower above the bath.

To the rear is a garden which has a large paved seating area, raised decorative borders and an artificial lawn. Timber gates provide access to the side of the house. The main roof covering has been replaced in recent years.

This is a much-improved property and one which really must be viewed in order to fully appreciate the accommodation provided.

Tenure: Freehold  
Council Tax: Manchester A

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Spacious Living Room
- Stylish Decor
- Fitted Breakfast Kitchen
- Downstairs WC
- Contemporary Bathroom
- Driveway
- Attractive Garden

Entrance Hallway

Living Room  
14'10 x 12'6 into bay, red to 11'5

Breakfast Kitchen  
14'10 red to 11'6 x 8'9 max

Utility Cupboard  
2'6 x 6'8

Rear Hallway  
2'9 x 5'4

Downstairs WC  
2'6 x 4'9

First Floor Landing

Bedroom One  
11'8 max x 11'7

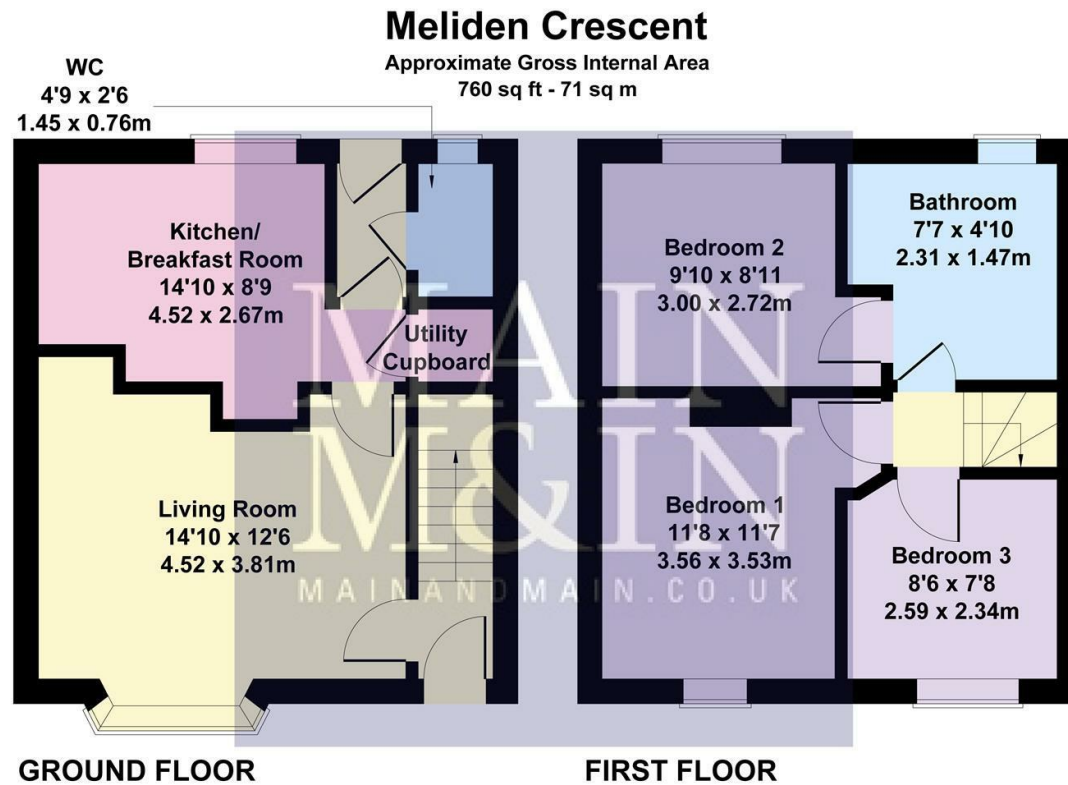
Bedroom Two  
11'8 red to 9'10 x 8'11

Bedroom Three  
7'8 max x 8'6 max

Bathroom  
7'7 max x 4'10

Externally  
Paved driveway to the front.  
Timber gates provide side access.  
Enclosed garden to the rear with paved seating area.  
Artificial lawn with raised borders.



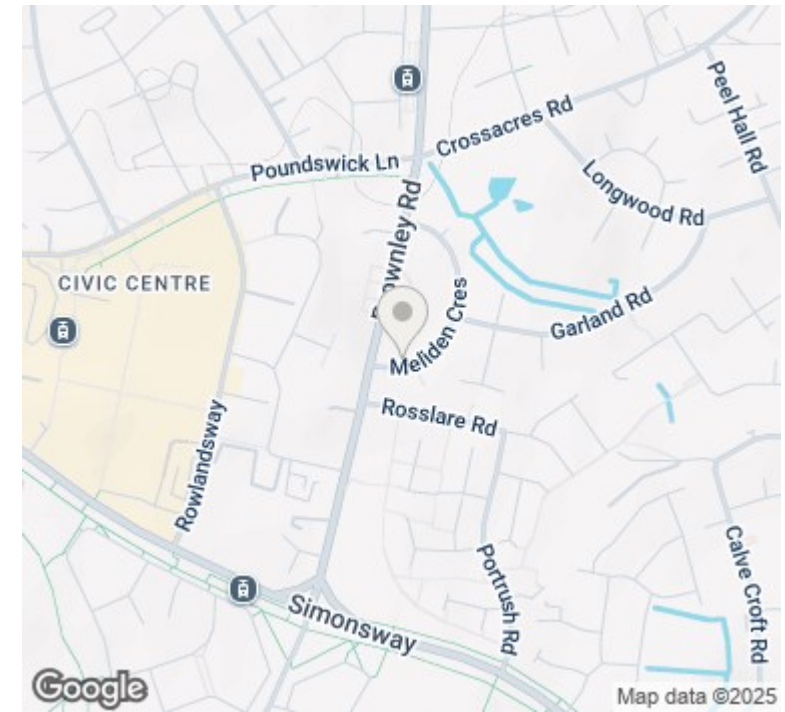


Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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

mainandmain.co.uk

**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498