



23 Hobbs Drive
Wythenshawe M22 1WS
50% Shared Ownership £140,000

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23 Hobbs Drive Wythenshawe M22 1WS

50% Shared Ownership
£140,000

A Two Double Bedroom Modern Semi Detached on a 50% Shared Ownership Basis.

Built approximately ten years ago, this lovely home offers: Entrance Porch, Lounge, Fitted Kitchen/Dining Area. Downstairs WC, Landing, Two Double Bedrooms, Bathroom/WC. Outside are gardens to the front plus driveway. To the rear is an enclosed garden plus shed. The property overlooks a greensward to the front. It is in immaculate condition throughout and a viewing is HIGHLY RECOMMENDED.

The property lies close to local facilities to include schooling, Metro and M56 motorway. The property is available on a 50% shared ownership basis with the present rent for the other 50% being £280 per month. This is ideal for a First Time Buyer looking to get onto the housing ladder.

- Two Double Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Immaculate Throughout
- Boiler replace approx 5 years ago
- Viewing Essential
- 50% Shared Ownership

Tenure: Leasehold
Council Tax: Manchester B

Hallway
5'4 x 5'3

Living Room
12'9 x 11'6
Understairs Cupboard

Kitchen
12'3 x 13'9 max
Fitted kitchen with oven and extractor fan

Separate W/C
6'4 x 4'8

Landing
6'8 x 6'3
Airing Cupboard

Bedroom One
15'2 decreasing to 11'5 x 10' increasing to 11'5

Bedroom Two
15'3 x 8

Bathroom
8'6 x 6'8
Bath with shower over, pedestal wash basin, Low level WC.

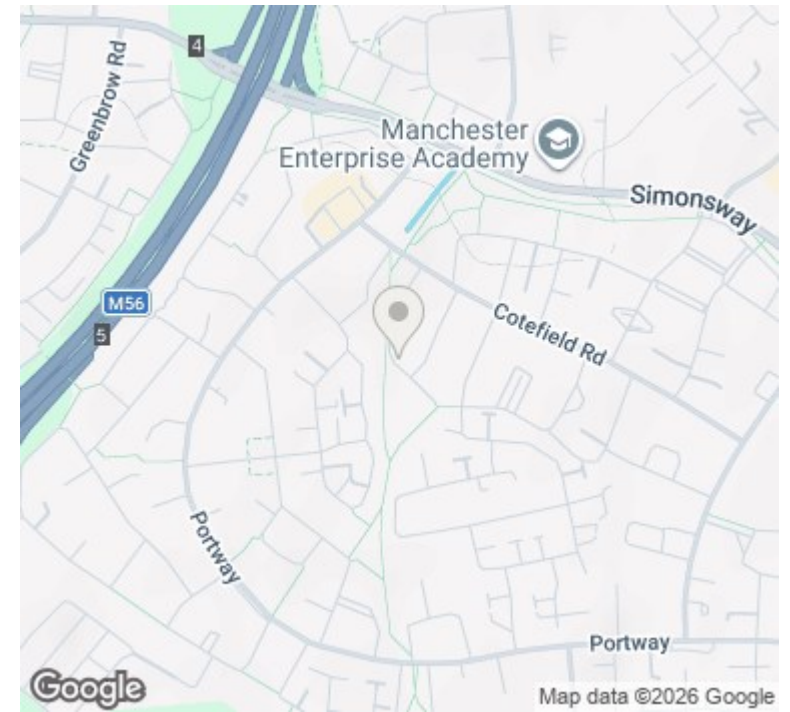
External
Externally - Garden area to the front.
Driveway providing off road parking space.
Enclosed garden to the rear with lawn, patio area

Tenure Details
114 years remaining of a 125 year lease. No Ground Rent.
Rent payment on 50% shared ownership - £280 per month.





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

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