



83 Cornishway
Wythenshawe M22 0EZ
£280,000

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83 Cornishway Wythenshawe M22 0EZ

£280,000

Offered for sale with no onward chain and located within easy reach of amenities, this well-proportioned property offers accommodation which will suit the needs of a wide range of potential purchasers, with easy access to schools and transport network connections.

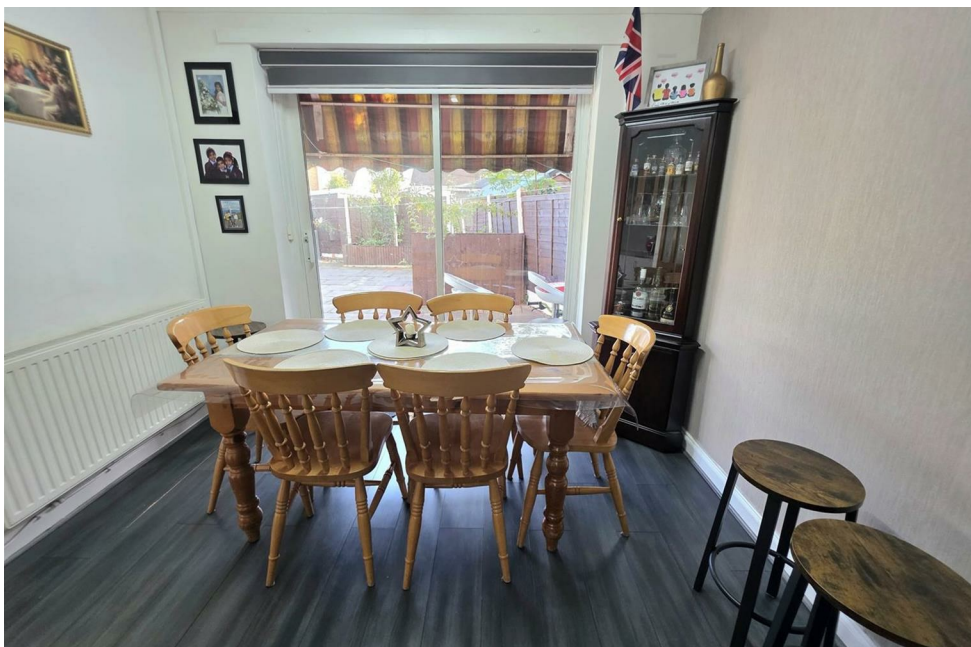
The property comprises: Entrance porch, entrance hallway, a spacious living room with feature fireplace, dining room with sliding doors to the garden, a fitted kitchen, rear hallway, downstairs WC and a utility room.

To the first floor are two double bedrooms, an L-shaped single bedroom, a bathroom and a separate WC.

The house stands behind a wide paved driveway which provides off road parking space. There is an enclosed garden to the rear which is paved for ease of maintenance, with storage shed and decorative borders.

An early viewing is advised in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Kitchen & Utility Room
- 2 x WC
- Three Bedrooms
- Wide Driveway
- Low-Maintenance Gardens
- Popular Location
- No Onward Chain



Entrance Porch

Entrance Hallway

Living Room

15'11 x 9'9

Open to:

Dining Room

9'11 x 7'9

Kitchen

9'3 x 8'2

Rear Hallway

Downstairs WC

Utility Room

First Floor Landing

Bedroom One

13'10 x 9'8

Bedroom Two

13'5 red to 8'8 x 9'3

Bedroom Three

9'9 max x 9'7 max

(L-shaped room)

Bathroom

Separate WC

Externally

Wide paved driveway providing off road parking space.

Gated side access.

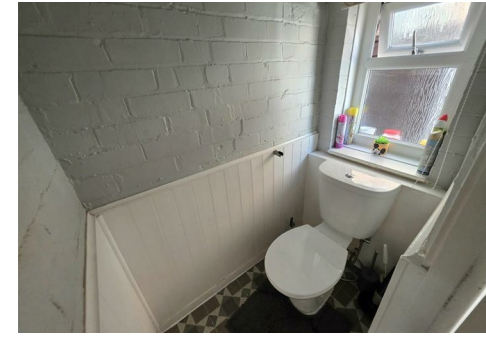
Paved garden to the rear, with decorative borders and a storage shed.

Special Note

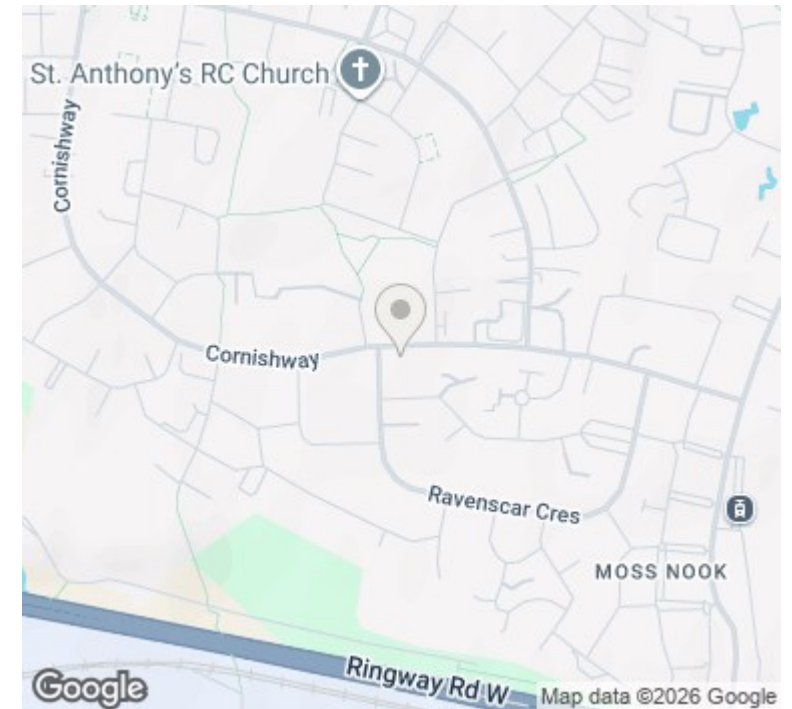
A solar PV array is installed on the roof, to the rear. The roof space has been leased by 'A Shade Greener', who maintain the installation.

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		
	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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