



6 Jenner Road  
Wythenshawe M22 1WR  
£295,000



MAINANDMAIN.CO.UK



# 6 Jenner Road Wythenshawe M22 1WR

£295,000

This stylish modern semi-detached residence offers well-presented, versatile accommodation which spans three floors.

An entrance hallway leads to a well-proportioned living room. An inner hallway leads to a downstairs WC and also to an attractive dining kitchen, with door to the garden.

To the first floor is a landing which leads to a family bathroom, a large double bedroom and a study/nursery.

To the second floor is a spacious bedroom and there is a large walk-in storage room to the rear.

The house stands behind a garden area with a driveway providing off road parking space alongside the property. To the rear is an enclosed lawned garden with seating area and a timber storage shed.

Jenner Road forms part of a popular residential area, well-placed for access to amenities, transport networks and schools.

An early internal viewing is strongly advised in order to avoid disappointment.

- Modern Semi-Detached
- Well-presented Accommodation
- Two Large Double Bedrooms
- Study/Single Bedroom
- Spacious Living Room
- Modern Fitted Dining Kitchen
- Downstairs WC
- Gardens
- Driveway
- Popular Area

Entrance Hallway  
4'10 x 4'6

Living Room  
13'0 x 11'3

Inner Hallway

Downstairs WC  
3'3 x 5'7

Dining Kitchen  
9'4 x 13'7

First Floor Landing

Bedroom  
13'0 x 11'4

Bathroom  
7'2 x 6'6

Study/Bedroom  
5'6 x 6'6

Second Floor Landing

Bedroom  
13'0 x 11'4 plus doorway

Storage Room  
13'0 x 6'6  
Some restricted head height.

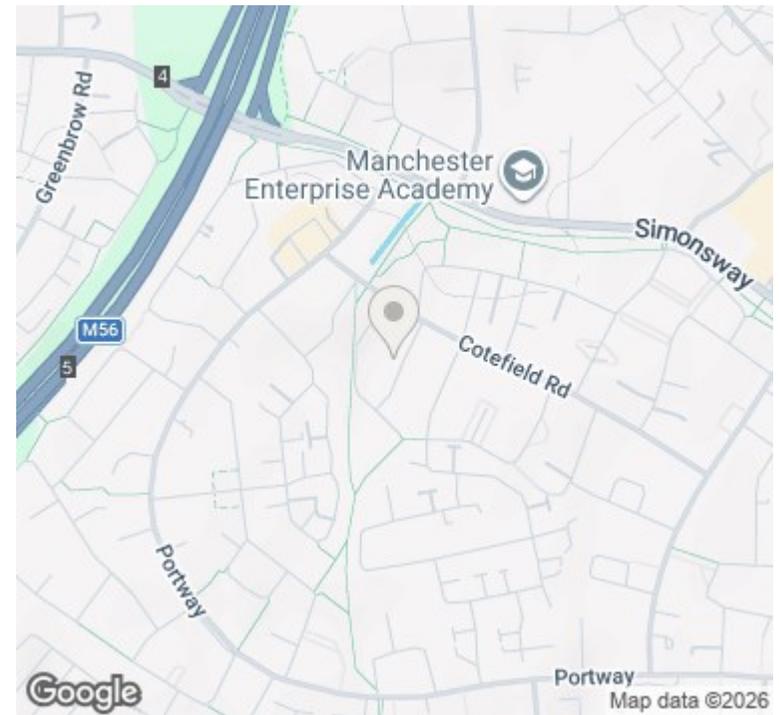
Externally  
Garden area to the front.  
Driveway providing off road parking space.  
Enclosed garden to the rear with lawn, seating area.



Tenure: Leasehold  
Council Tax: Manchester B



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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		75	79				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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