

BEST ESTATE AGENT GUIDE AWARDS 2025
TOP 500 SALES
AWARDED FOR MARKETING I SERVICE I RESULTS

299 Greenwood Road
Wythenshawe M22 8HB
£215,000

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299 Greenwood Road

Wythenshawe M22 8HB

£215,000

Investment Property. A Two Double Bedroom End Terraced with off road parking. FREEHOLD.

Situated in an ideal location for Wythenshawe hospital, M56/M60 Motorways, this property is at present let producing £12,600 per annum. The tenant has been in situ for several years and we are advised that the rent has always been paid on time. The property also lies close to the Metro and other local facilities. The property comprises: Lounge, Large Kitchen/Dining Area, Landing, Tow Double Bedrooms, Bathroom/WC. Outside: Garden to the front and an enclosed rear area with double gate which provides off road parking. There is also communal parking behind. The property offers further potential.

- Gas Central Heating
- PVCU Double Glazing
- Two Double Bedrooms
- Large Kitchen/Diner
- Freehold
- Investment Opportunity
- 840 sq.ft.
- 0.03 acre plot

Tenure: Freehold
Council Tax: Manchester City
Council A

Lounge
15'7 x 9'9
Laminate Flooring, PVCU Double Glazed Front Door.
Archway to:

Kitchen/Dining Area
15'10 x 9'4
Part Tiled Walls, Fitted Units, Electric hob, Extractor Hood,
Electric Under Oven/Grill, Inset Lighting
Plumbing for Washing Machine

Rear Hallway
Gas/Electric meter Cupboard
PVCU Double Glazed Rear Door

Landing
Fitted Cupboard
Boiler Cupboard - Wall Mounted Gas Boiler

Bedroom One
15'7 x 8'3
Built in Wardrobe

Bedroom Two
14'9 x 7'7 plus wardrobe depth

Bathroom / WC
8'6 x 5'5
Tiled Walls, Panelled Bath with Shower Over.
Pedestal Wash Basin, Low Level WC

External
Front garden,
Enclosed rear garden with flagging for a car, shed and access to additional communal parking.



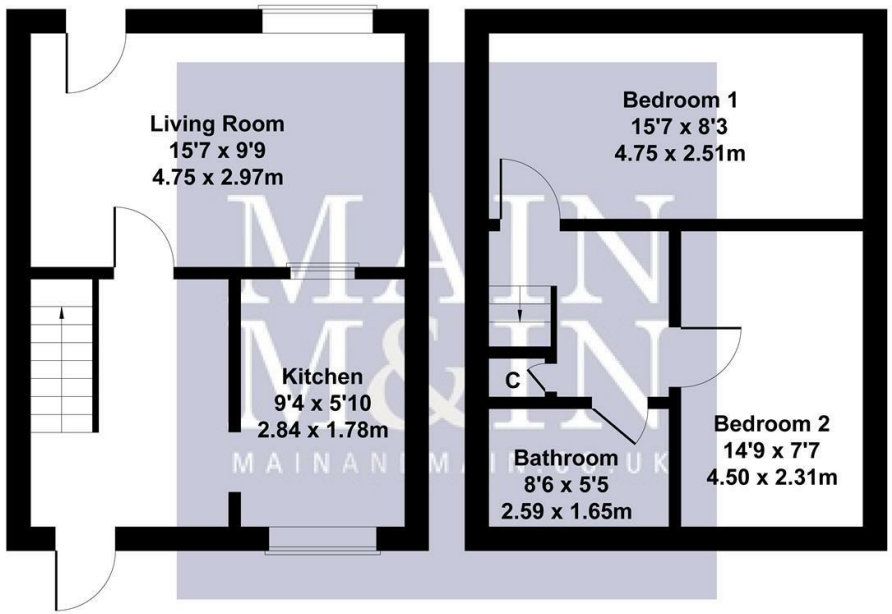






Greenwood Road

Approximate Gross Internal Area
642 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2026
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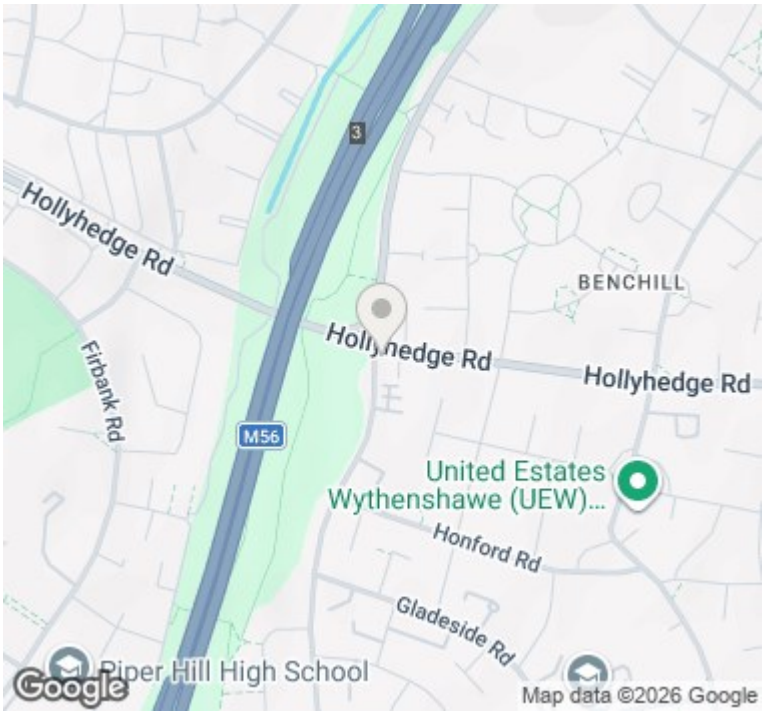




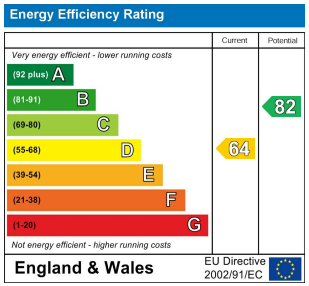
To view this property call Main & Main on 0161 437 1338

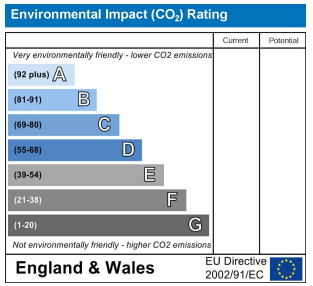






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.





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Lettings (1st Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings• 0161 491 6666

BEST AWARDS 2025 WINNER SALES

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arla propertymark PROTECTED

The Property Ombudsman

BEST AWARDS 2025 TOP 500 SALES

Company Registration No. 5615498