



229 Hollyhedge Road
Wythenshawe M22 4QD
Offers Over £250,000

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Wythenshawe M22 4QD Offers Over £250,000

Beautifully-presented throughout, this modern property is certain to appeal to a wide range of buyers including first-time and investment purchasers.

The property is well-placed for access to amenities and schools. It enjoys excellent transport access, with the Metrolink tram stop literally around the corner from the house. The M56/M60 motorway junctions and Manchester Airport are close by. Wythenshawe Hosiptal is also easily reached.

The house stands behind a gated garden area. An entrance hallway leads to a well-proportioned living room, with built-in storage space. There is a modern fitted dining kitchen to the rear, with French doors opening to the rear garden. A downstairs WC completes the ground floor.

Upstairs, a wide landing has a storage cupboard and access to the loft space. There is a superb, particulalry large principal bedroom to the front of the house, with two windows overlooking the front. A second double bedroom is located to the rear of the property, alongside a family bathroom which is fitted with a white suite, with shower above the bath.

The rear garden features a paved seating area, a raised deck and an artificial lawn for ease of maintenance. There is a timber storage shed and a driveway which is accessed from the rear of the property, via double gates.

This attractive home is certain to appeal as the room sizes are so generous: An early viewing is advised as these homes are always very popular.

Tenure: Freehold
Council Tax: Manchester B

- Gas Central Heating
- PVCU Double Glazing
- Two Double Bedrooms
- Spacious Living Room
- Fitted Dining Kitchen
- Downstairs WC
- Modern Bathroom
- Gardens
- Gated Rear Driveway
- Convenient Location

Entrance Hallway
 5'4 x 6'10

Living Room
 13'0 max x 13'7

Dining Kitchen
 16'6 max x 12'10 max

Downstairs WC
 6'7 x 4'9

First Floor Landing

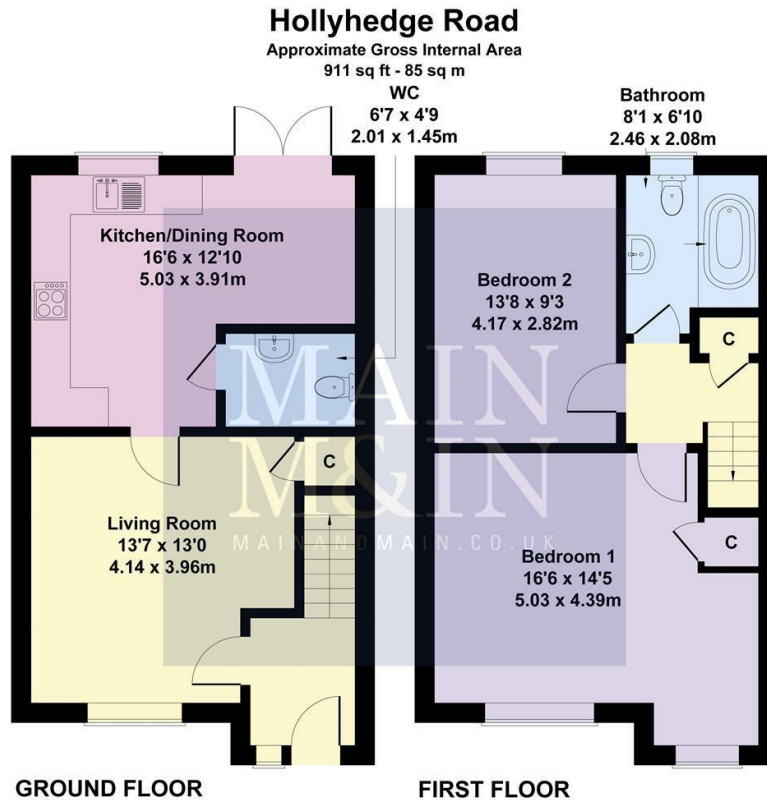
Bedroom One
 16'6 max x 14'5 red to 12'11

Bedroom Two
 9'3 x 13'8

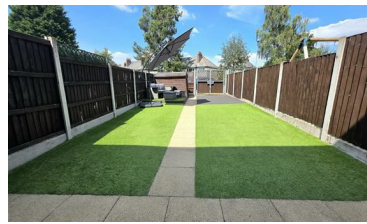
Bathroom
 6'10 x 8'1

Externally

Gated garden area to the front.
 Enclosed rear garden with artificial lawn, patio and raised deck.
 Timber storage shed.
 Rear driveway with double gates giving access.



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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