



Wythenshawe Road, Manchester, M23

£385,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

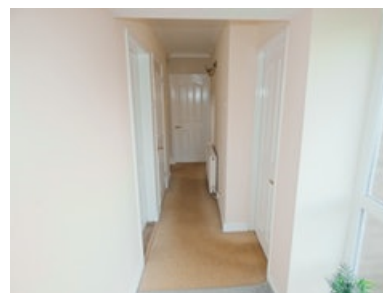
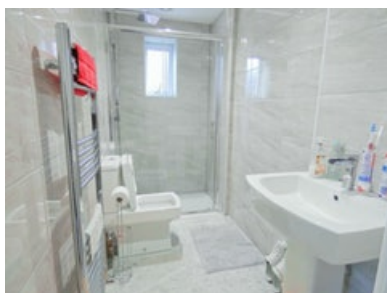
The perfect family home comprises to the ground floor, Porch, hallway with storage cupboard, open plan living-dining room with access to the rear garden and a kitchen with storage and access to the rear garden. Garage has been fully converted to a potential office or guest room. On the fi

Key features:

- 5 minute walk to the Metrolink
- Newly fitted bathroom
- Private driveway

Extra info:

- **Property Age:** 29 years
- **Council Tax:** Band c (£1643.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Floor plan:



Total area: approx. 117.2 sq. metres (1261.6 sq. feet)

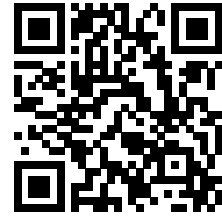
Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	80
(55 to 68) D	64
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	78
(55 to 68) D	60
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO2 emissions	
England & Wales	EU Directive 2002/91/EC

MISREPRESENTATION ACT, 1967.

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