



*jordan fishwick*



# 155 Yewtree Lane, Manchester, M23 0EE

Well presented three bedroom semi detached family home situated a short distance from Manchester's motorway network for an easy commute to the city centre or just 10 minutes drive to Manchester Airport. There are numerous amenities nearby with access to Sale and Chorlton water parks, shopping can be found in Sale Town Centre and 15 minutes away in Manchester City Centre with all the usual high street shopping. There are three good primary schools within half a mile; Rackhouse, Button lane and St Aidens. The property briefly comprises of; porch, entrance hallway, open plan living/ dining room, conservatory, fitted kitchen. To the first floor three sizeable bedrooms, bathroom and separate WC. Externally the property benefits from gated driveway with off-road parking for two-three cars, access round the side of the house to the generous garden. The rear garden is partly paved, creating patio areas and partly lawned with impressive garden shed with power and heating, making great entertainment space! EPC - C

## £300,000

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Porch

Laminate flooring.

#### Hallway

Laminate flooring, under stairs storage.

#### Lounge / Dining Room

Spacious open plan living room with wall mounted electric fire, laminate flooring, radiator and window to front aspect. Bifolding doors into conservatory.

#### Kitchen

Fitted kitchen with good range of wall and base units. Integrated appliances include single electric oven, gas hob, extractor hood and dishwasher. Space and plumbing for washing machine and fridge freezer.

#### Conservatory

Conservatory with bifolding doors onto garden. Tiled flooring, ceiling light point.

#### Bedroom One

Window to front aspect, laminate flooring, radiator.

#### Bedroom Two

Window to rear aspect, laminate flooring, radiator.

#### Bedroom Three

Window to rear aspect, laminate flooring, radiator.

#### Bathroom

Comprising bath with shower over, tile flooring and walls. Window to side aspect.

#### WC

Low level WC, tiled flooring, part tiled walls. Window to side elevation.

#### Externally

Gated driveway with off-road parking for two-three cars, access round the side of the house to the generous garden. The rear garden is partly paved, creating patio areas and partly lawned with impressive garden shed 9m x 2.2m with power and heating, making great entertainment space!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
		<b>85</b>
	<b>69</b>	
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

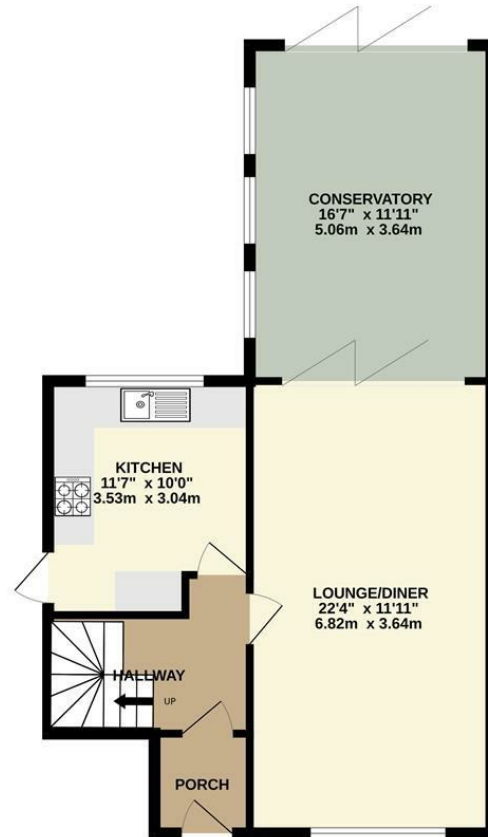
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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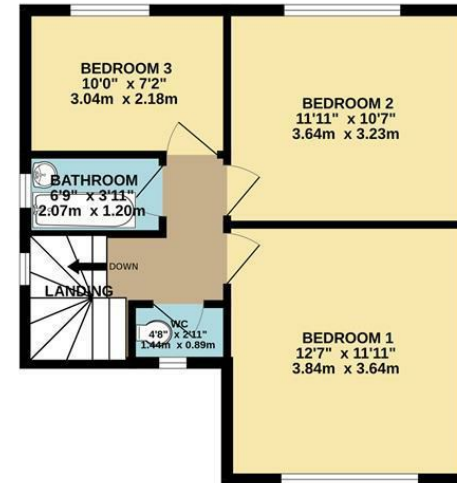




GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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