





# 2 Westage Gardens, Manchester, M23 1BA

## £230,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Well presented three bedroom semi-detached house just off Altrincham Road (use postcode M23 1DP for directions), in close proximity to Moor Road Metrolink, Brookway Retail Park, M56/M60 Links and Wythenshawe Park. Being sold with NO CHAIN, the property briefly comprises: entrance hall, lounge, kitchen diner, downstairs WC, three bedrooms and family bathroom. Externally the property benefits from an access road from Altrincham Road to the driveway which is suitable for multiple vehicles. There is a large lawned garden to the front of the property and enclosed garden to the rear with artificial grass. Council Tax Band A. EPC Rating D. Freehold. Call to view!

### Lounge

14'11" x 11'5"

Reception room with electric fireplace creating a focal point to the room, PVC window to the front aspect, ceiling light point and radiator.

### Kitchen Diner

11'5" x 8'10"

Fitted with modern kitchen units with integrated electric oven and hob, space for white goods, tiled flooring/splashback, UPVC window to the rear aspect, ceiling light point and pantry cupboard.

### Downstairs WC

2'8" x 4'11"

Fitted with low level WC and wall hung wash basin. Obscured UPVC to the rear aspect, ceiling light point.

### Rear Hall

2'11" x 9'6"

### First Floor

With hatch to access the loft which can be used for storage.

### Master Bedroom

10'2" x 10'5"

Double bedroom with UPVC windows to the front and side aspects, carpeted flooring, ceiling light point and radiator.

### Bedroom Two

11'5" x 8'10"

Double bedroom with UPVC windows to the rear and side aspects, carpeted flooring, ceiling light point and radiator.

### Bedroom Three

8'6" x 7'6"

Single bedroom with UPVC windows to the front aspect, carpeted flooring, ceiling light point and radiator.

## Bathroom

5'2" x 5'10"

Three piece suite comprising: bath with electric shower and glazed shower screen, macerator WC and pedestal wash basin. Chrome towel radiator, tiled walls/flooring, ceiling light point and obscured UPVC window to the rear aspect.

## Externally

To the front of the property is a gravelled driveway for multiple vehicles with EV Charge Point. The front garden is mainly laid to lawn and enclosed with timber gate and hedged borders. Gated access at the side of the house to the rear garden with artificial lawn.



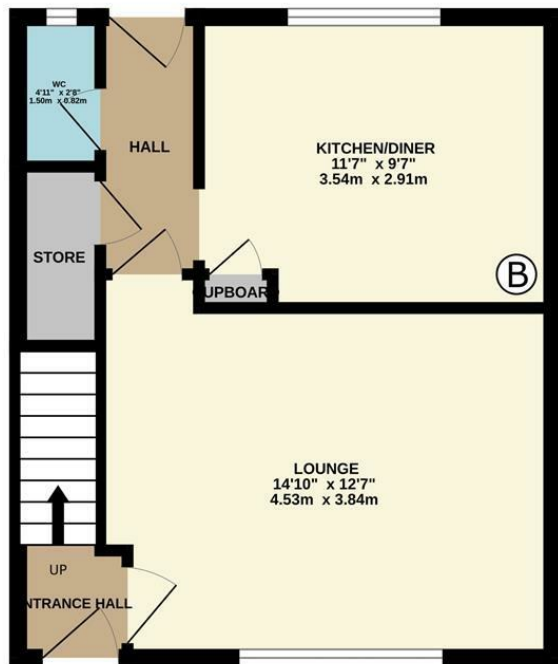
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales EU Directive 2002/91/EC		

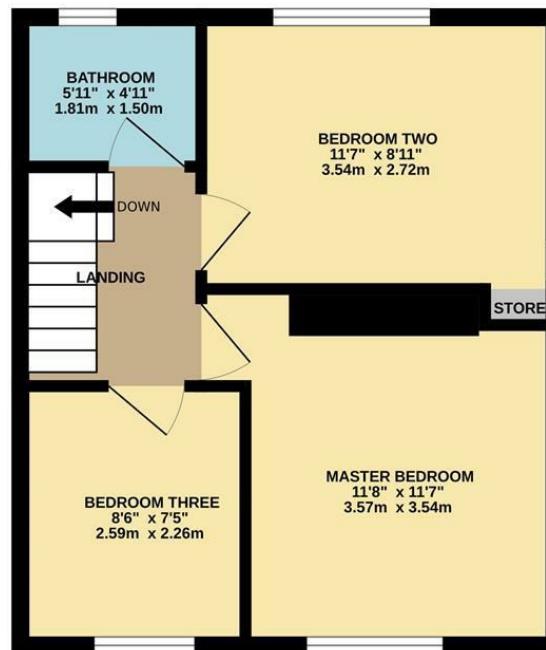




GROUND FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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