



*jordan fishwick*



# 117 Yewtree Lane, Manchester, M23 0EE

Three bedroom semi-detached property occupying a large plot with spacious frontage. With great potential for a buyer to add their own stamp! Situated in close proximity to motorway links, Metrolink, Wythenshawe Hospital and Park. The property briefly comprises: entrance hall, fitted kitchen, downstairs WC and bathroom, dual aspect lounge, access to the extension which offers a sitting room/further bedroom and wet room. To the first floor are three double bedrooms. Externally, there are front/rear gardens and large driveway. Freehold. Council Tax Band B. EPC Rating D.

## £270,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Kitchen

6'10" x 10'9"

Fitted with modern wall and base level units incorporating integrated: eye level double oven, gas hob with extractor hood. Space for washing machine. UPVC window to the side aspect, UPVC door to the garden, radiator, tiled flooring.

#### Lounge

10'9" x 15'8"

Dual aspect reception room with laminate flooring, ceiling lighting, radiator and access to the extension.

#### Sitting Room/Bedroom

9'10" x 8'2"

Originally constructed to be used as a bedroom, this versatile room has potential for various uses. UPVC window and door to the garden, carpeted flooring, ceiling light point and radiator.

#### Wet Room

9'10" x 5'10"

Wet room fitted with low level WC, wall mounted wash basin and electric shower.

#### Bathroom

4'7" x 5'6"

Fitted with wash basin and bath with thermostatic mains shower above. Obscured UPVC window to the front aspect, ceiling lighting and chrome towel radiator.

#### WC

4'11" x 2'3"

Fitted with low level WC. Obscured UPVC window to the front aspect.

#### First Floor

##### Master Bedroom

9'10" x 15'8"

Double bedroom with dual aspect UPVC windows to the front and rear. Radiator, ceiling light point and carpeted flooring.

##### Bedroom Two

7'10" x 10'9"

Double bedroom with UPVC window to the front. Radiator, ceiling light point and laminate flooring.

### Bedroom Three

10'9" x 7'2"

Double bedroom with UPVC window to the rear. Radiator, ceiling light point and laminate flooring.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(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	



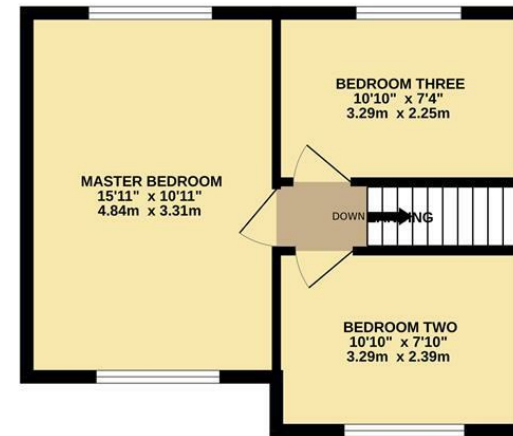




GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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