



157 Yewtree Lane, Manchester, M23 0EE

£280,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- Three Bedroom Mid Terrace
- Well Presented Throughout
- Close to Good Schools
- Manchester Council - Tax Band A
- Freehold
- Front and Rear Gardens
- South Facing Garden
- Close to Northern Moor Metrolink
- EPC - C

Well presented three bedroom mid terrace family home situated a short distance from Northern Moor Metrolink, Manchester's motorway network and 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. The property briefly comprises; hallway, spacious living, conservatory, modern fitted kitchen with integrated appliances, downstairs WC and storage cupboard. To the first floor three sizeable bedrooms and a family bathroom.

Externally the property benefits from front garden that could be made into a driveway, access round the side of the house via a gated ginnel to the generous garden. The rear garden is partly paved, creating patio area and partly lawned with garden shed included. EPC C - Manchester Council - Tax Band A

£280,000



- Hall
- Living Room
- Conservatory
- Kitchen
- WC
- Storage Cupboard
- FIRST FLOOR
- Master Bedroom
- Bedroom Two
- Bedroom Three
- Bathroom
- Externally





01619622828

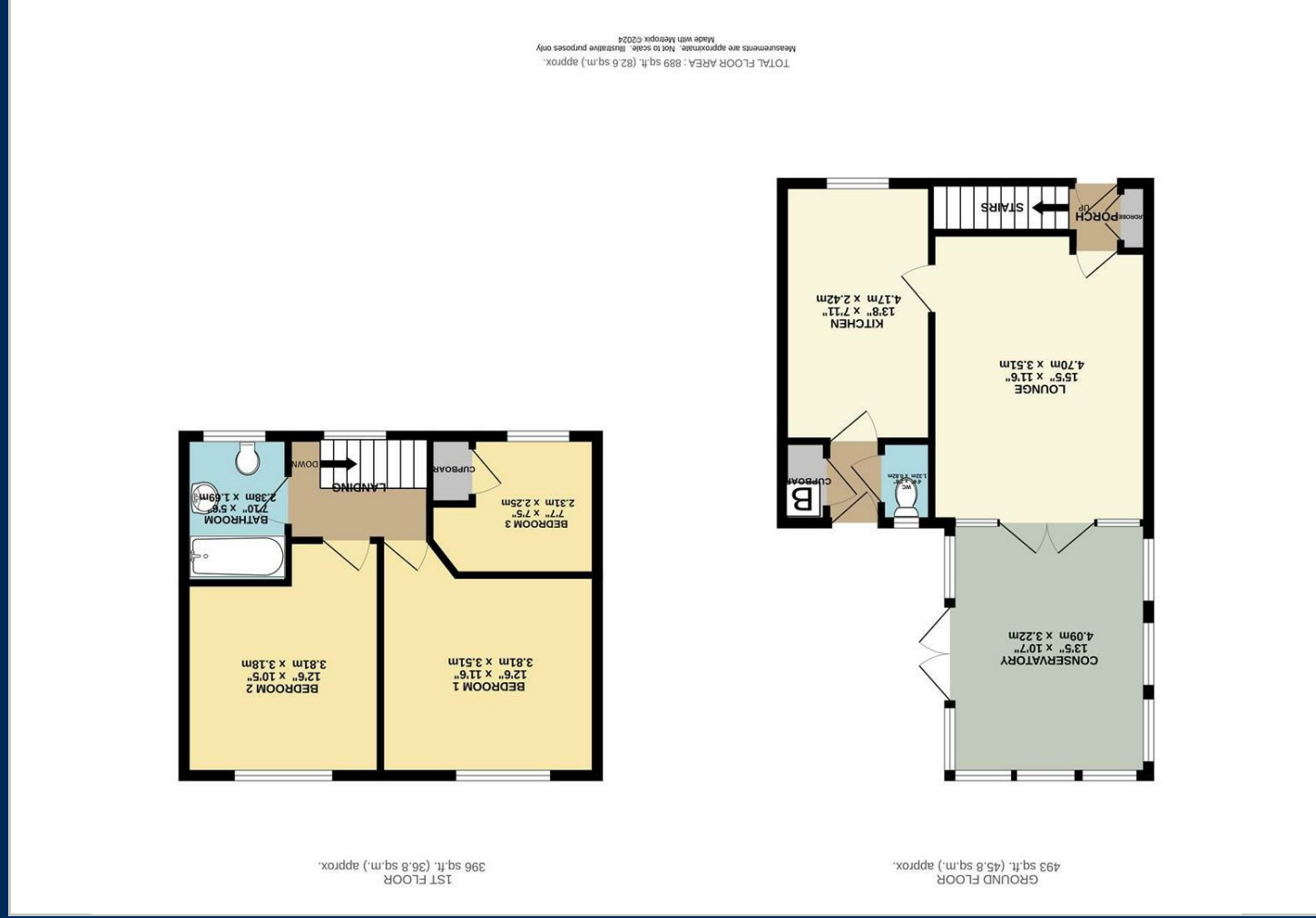
*Jordan fishwick*

*Why take a risk?*  
*Sell Smarter*





## Floor Plans

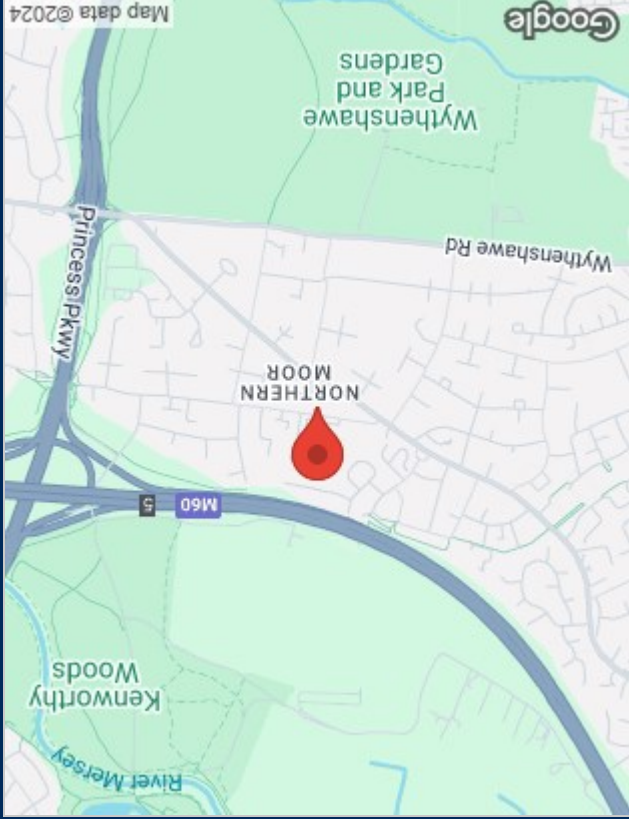


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Possible
84	84
69	69
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Very energy efficient - lower running costs	
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	

## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.