

Tuffley Road
Wythenshawe, Manchester
M23 2SS

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

23 Tuffley Road
Manchester
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TO THE GROUND FLOOR

Entrance Hall

With a radiator, wood effect flooring and stairs leading off to the first-floor rooms. Double-glazed window to the side.

Lounge

With a radiator, wood effect flooring and a double-glazed window to the front.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a good range of base wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, radiator and breakfast bar facility.

Utility Room

With a radiator, a double-glazed window to the rear and a door to outside. Access to:

Downstairs WC

With a low-level WC and wash bowl. The 'Potterton' combination gas central heating boiler is located here.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side and a loft access point.

Bedroom (1)

With a radiator, two double-glazed windows to the front and a walk-in wardrobe/storage cupboard off.

Bedroom (2)

With a radiator and a double glazed window to the rear.

Bathroom

With a white suite comprising bath, wash hand basin with storage space below and a level level of WC. There's an over the bath shower and an anti-splash screen is fitted. Period style radiator/towel rail and attractive decor.

Outside

To the front of the property there's a garden area and a driveway for off-road parking. To the rear, is an enclosed garden offering great scope for upgrading.

£230,000

A GOOD SIZED TWO BEDROOM QUASI SEMI-DETACHED PROPERTY (END IN A ROW OF FOUR) Lounge, fitted kitchen and utility room. Gas central heating system and double glazing. Useful downstairs WC. Well-appointed bathroom with shower. Gardens to front and rear. Off road parking facility. Conveniently situated for access to the hospital and Newall Green Academy. No ongoing vendor chain. Must be viewed to be appreciated. Freehold. Virtual Tour Available.



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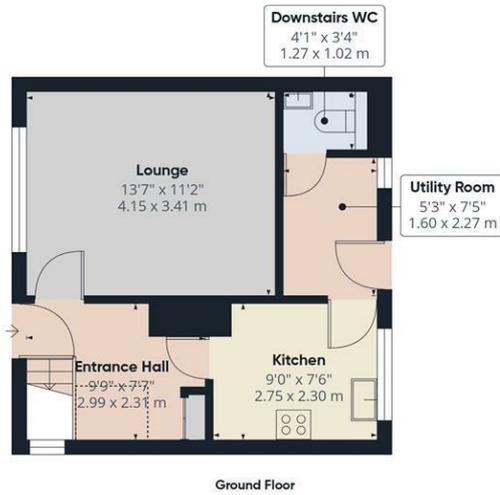
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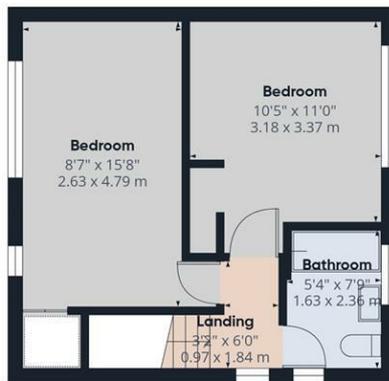
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Ground Floor



Floor 1



Approximate total area⁰
 680 ft²
 63.1 m²

Reduced headroom
 11 ft²
 1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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