



## 4 Neswick Walk

, Manchester, M23 0HY

\*LARGE CORNER PLOT\* Park Lane Estate Agents are pleased to offer For Sale this three-bedroom semi-detached house on Neswick Walk, a quiet and tucked-away road in Wythenshawe. Boasting access to a wealth of amenities, including schools, shops, transport links, restaurants, parks and playing fields, this house is perfect for young families. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises entrance porch, entrance hallway, lounge, dining room, kitchen, downstairs w.c, stairs to the first floor landing, master bedroom, second bedroom, third bedroom, family bathroom, stairs to a loft room and a loft room with two sections. Externally, the property boasts a large corner plot which is mostly lawned and ideal for extensions and future expansion, subject to planning permission. Contact us now to arrange your viewing.

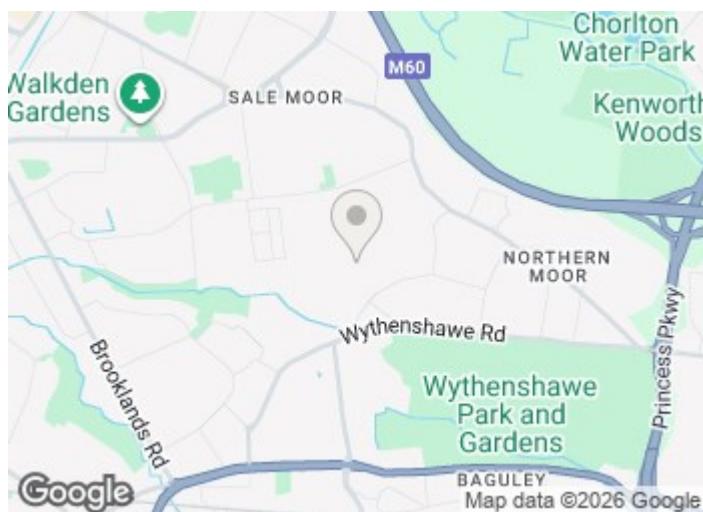
**Open To Offers £250,000**

# 4 Neswick Walk

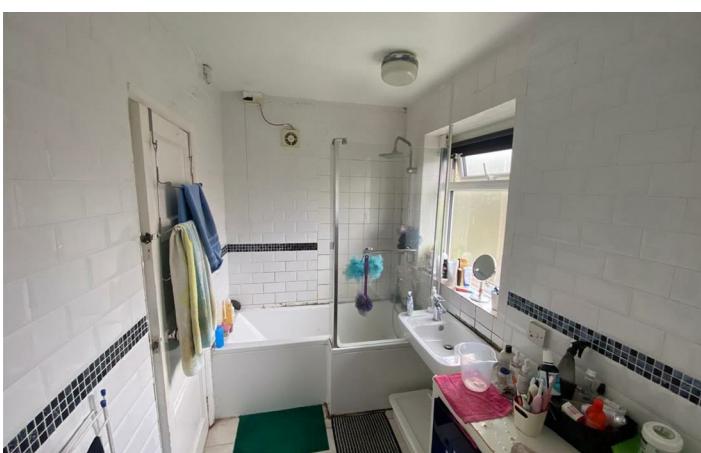
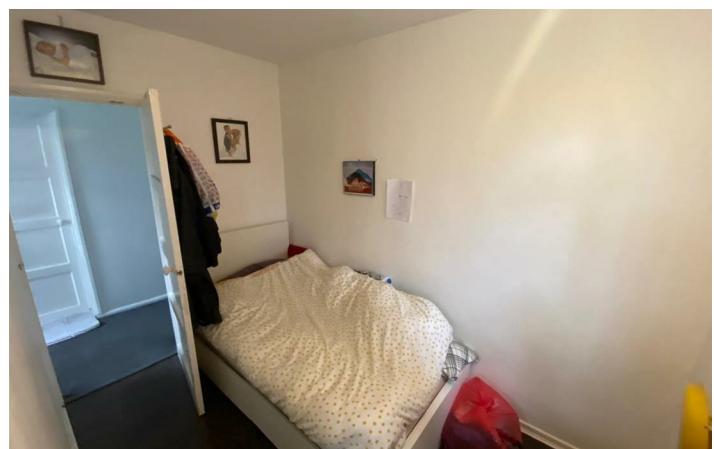
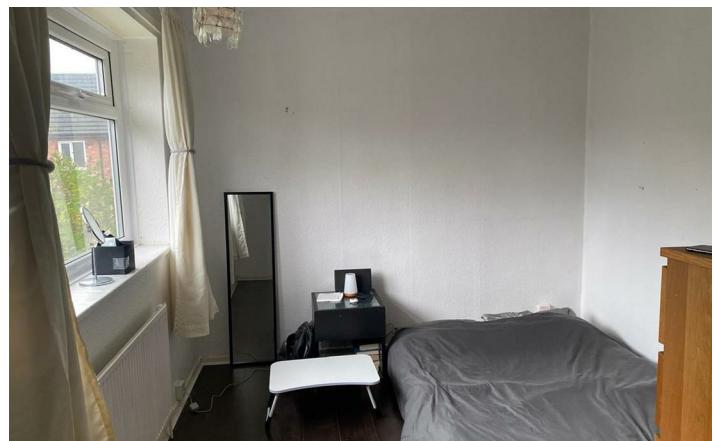
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- LARGE CORNER PLOT
- UPVC DOUBLE GLAZED THROUGHOUT
- IDEALLY POSITIONED FOR ACCESS TO A WEALTH OF AMENITIES
- LOUNGE AND DINING ROOM
- GAS CENTRAL HEATING
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- GROUND FLOOR W.C
- LOFT ROOM WITH TWO SECTIONS



## Directions



## Floor Plan



### THREE-BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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