



*jordan fishwick*

# 157 Yewtree Lane, Manchester, M23 0EE

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 Awaited - Manchester Council - Tax Band A

## £290,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Hall

Carpeted entrance hall with small storage cupboard.

#### Living Room

Laminate flooring, ceiling and wall light points and log burner (serviced).  
Double doors into conservatory.

#### Conservatory

Laminate flooring, ceiling light point and eclectic heater. Patio doors onto the garden.

#### Kitchen

Fitted kitchen with window to front aspect. Good range of wall and base units with integrated appliances; including double over, 5 ring gas hob, extractor hood, fridge, freezer and dryer.

#### WC

Downstairs WC with window to rear aspect.

#### Storage Cupboard

Wall mounted combi boiler - 3 years old.

#### FIRST FLOOR

Carpeted staircase to;

#### Master Bedroom

Double bedroom with window to rear aspect. Carpeted, ceiling light point and radiator. Benefitting from built in cupboard.

#### Bedroom Two

Double bedroom with window to rear aspect. Carpeted, ceiling light point and radiator.

#### Bedroom Three

Bedroom with window to front aspect. Carpeted, ceiling light point and radiator. Benefitting from built in cupboard.

#### Bathroom

Three piece suite with shower over bath, low level WC and pedestal hand wash basin.

#### Externally

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

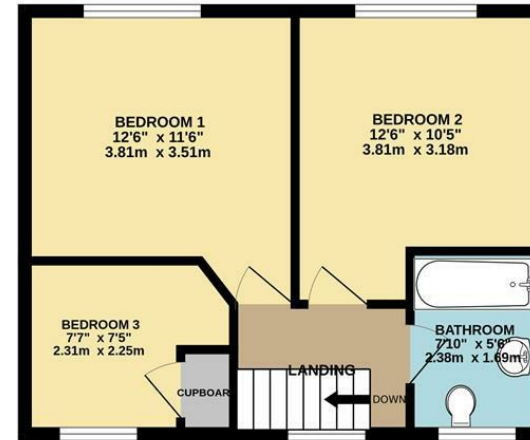
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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