

Drake Avenue, Wythenshawe,
Manchester, Greater Manchester

Offers in excess of: £180,000

 **Reeds Rains**

reedsrains.co.uk

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**** IDEAL FIRST TIME BUYER HOUSE ****
OFF ROAD PARKING ** OPEN PLAN LIVING
DINING KITCHEN **

Perfect for a BTL investor or a FTB. This unique detached property is set on a modern development offers open plan living downstairs with two bedrooms to the first floor along with a family bathroom. Externally there is a garden to the front, side and rear with the added bonus of a drive to the rear as well.

Drake Avenue sits within a hugely popular and sought after modern development nestled off Simonsway. Within close proximity to local shops, amenities and excellent transport links

Entrance Hall

WC

WC. Wash hand basin. Ceiling Light.

Kitchen

10'8" x 6'5" (3.25m x 1.96m)
Range of wall and base units with work surface over. Sink drainer. Oven with a gas hob. Boiler. Double glazed window. Ceiling Light. Opens to the Lounge/Dining Room

Lounge Dining Room

17'9" x 10'6" (5.4m x 3.2m)
Double glazed window to the front. Ceiling light.

First Floor Landing

Bedroom One

13'7" x 8'8" (4.14m x 2.64m)
Laminate flooring. Ceiling Light. Store Cupboard. Radiator.

Bedroom Two

11'1" x 9'5" (3.38m x 2.87m)
Ceiling Light. Store Cupboard. Radiator.

Bathroom

6'8" x 5'6" (2.03m x 1.68m)
Bath with a shower over head. Wash hand basin. WC. Part tiled walls. Ceiling Light.

External

To the front there is a small garden which runs along the side of the house as well as the front. A path which leads to the front door. To the rear there is a small patio area then it is mainly laid to lawn and a driveway at the rear.

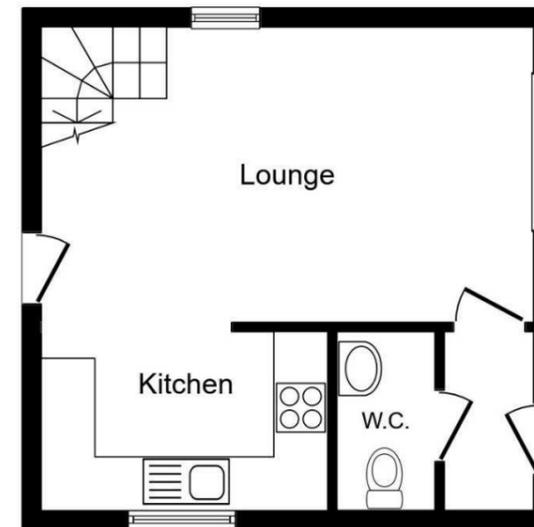
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All Measurements
All Measurements are Approximate.

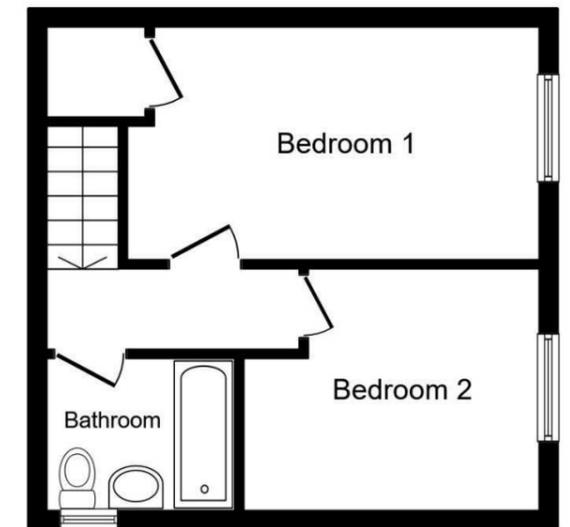
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 60.0 sq. m. (646 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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