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44 WOLSEY STREET  
Manchester, M26 3BB  
Offers In The Region Of £150,000

# 44 WOLSEY STREET

## Property at a glance

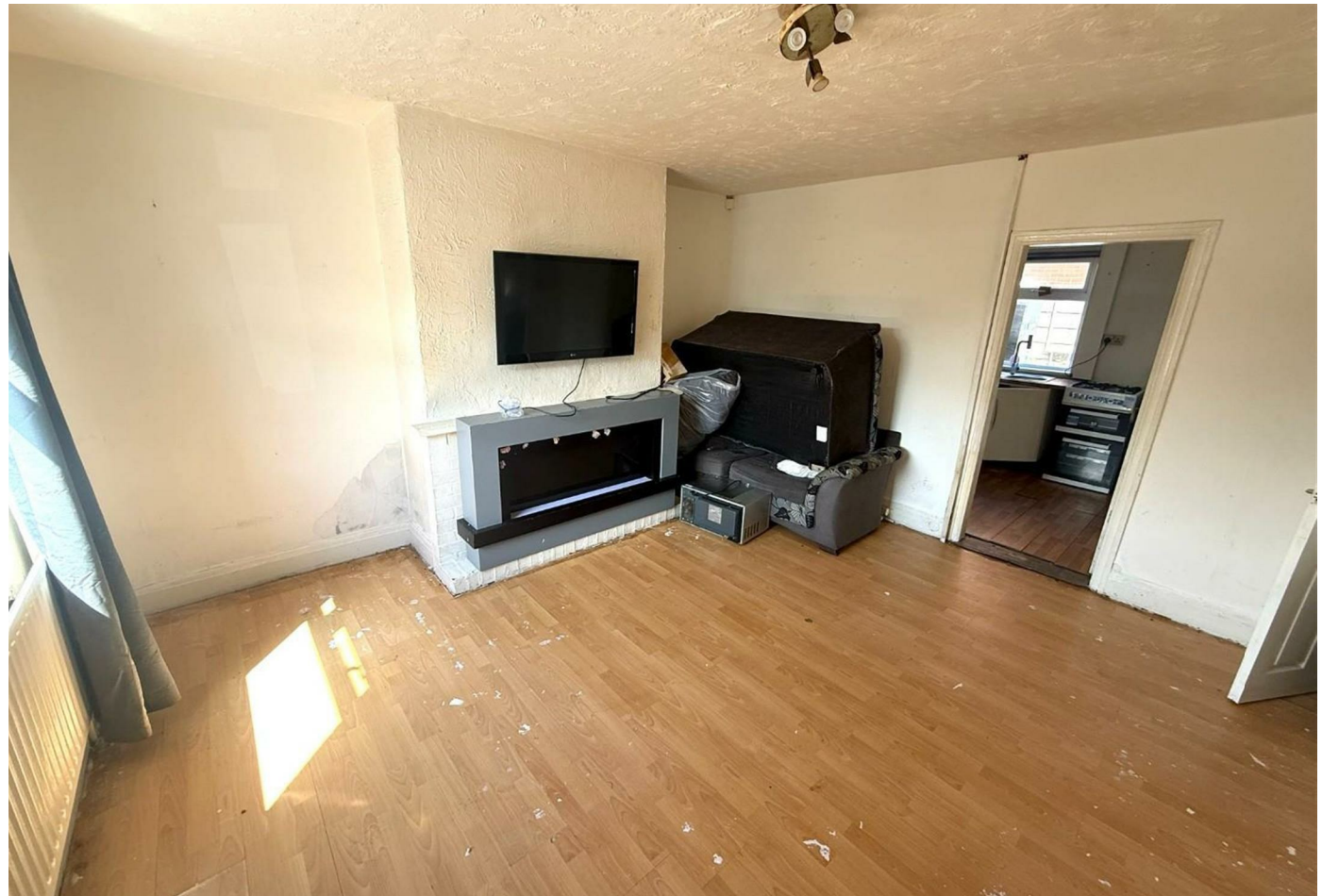
- ex LA semi-detached family home
- three generous sized bedrooms
- PVC double glazing & GCH system
- in need of general upgrading
- cul-de-sac location
- positioned close by to all local amenities & within walking distance of Radcliffe Metrolink station providing easy access to Manchester City Centre
- gardens to the front & rear
- offered for sale with vacant possession & no onward chain

Situated within a quiet cul-de-sac location, this ex-local authority semi-detached family home offers excellent potential for buyers looking to modernise and create a superb long-term home. Conveniently positioned close to a range of local amenities and within walking distance of Radcliffe Metrolink station, the property provides easy access into Manchester City Centre, making it ideal for commuters and families alike.

The accommodation comprises three generous sized bedrooms together with spacious living accommodation, whilst benefiting from PVC double glazing and a gas central heating system throughout. Although the property is in need of general upgrading, it presents an excellent opportunity for investors, first-time buyers or growing families seeking a property they can personalise to their own taste and specification.

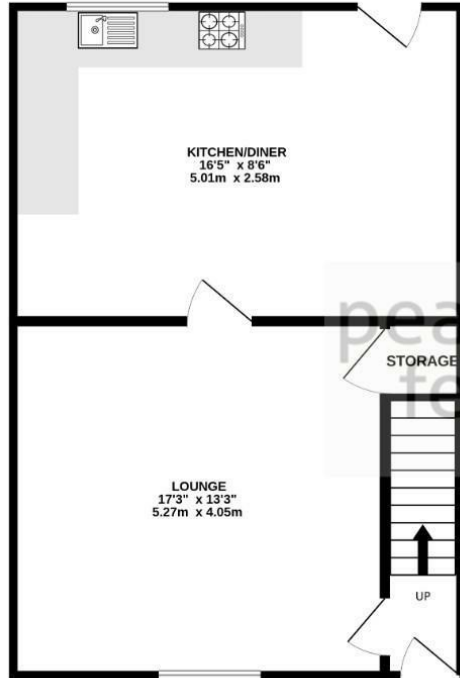
Externally, there are gardens to both the front and rear, providing outdoor space for relaxation.

Offered for sale with vacant possession and no onward chain, early viewing is highly recommended.

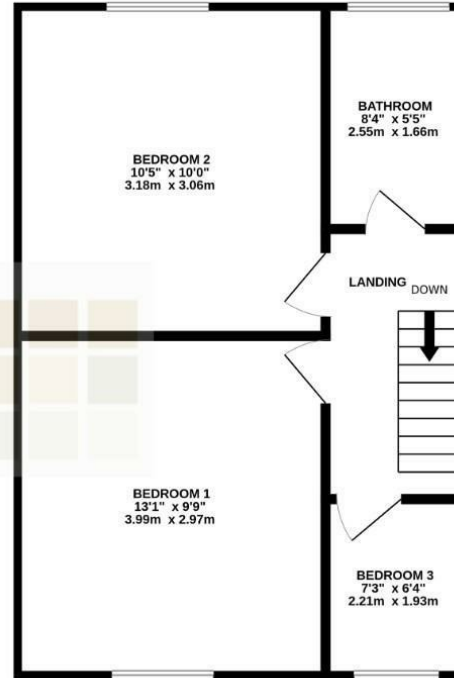




GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.0 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	(81-91) B			(B2 plus) A			
(71-91) C	(51-70) D			(B4-6) B			
(51-69) E	(31-50) F			(D4-6) C			
(13-49) G	(1-29) G	63	84	(D8-9) D			
Not energy efficient - higher running costs				(E4-6) E			
				(F4-6) F			
				(F8-9) G			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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