



3 bed semi-detached house to buy in M22

Mayfair Road, Manchester, Greater Manchester, M22 9YN

£185,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Off Street parking

Property features

- ✓ Immediate 'exchange of contracts' available Being sold via 'Secure'
- ✓ NO CHAIN VENDOR
- ✓ LARGE SUMMERHOUSE/HOME OFFICE/PLAY AREA
- ✓ ENVIABLY LOCATED 10 MINUTES FROM MANCHESTER AIRPORT/WYTHENSHAW
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **None**
- ✓ Mobile signal: **Good**

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185,000 - interested parties need go to

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Set on Mayfair Road, this three bedroom semi detached home is a wonderful opportunity for a buyer looking for a property with space, practicality and plenty of future potential. Offered with no chain vendor, it presents an easier move and the chance to settle in quickly, making it especially appealing for anyone wanting to create a warm, stylish home in a well-connected setting.

Inside, the property offers a comfortable and versatile layout with two reception rooms, giving you the flexibility to shape the space around your lifestyle. Whether you would love a cosy lounge to unwind in at the end of the day, a separate dining room for hosting family and friends, or a playroom or work-from-home space, this home gives you options. The three bedrooms provide well-balanced accommodation for a growing family, visiting guests or a dedicated dressing room or study, while the bathroom serves the home conveniently.

One of the standout features here is the generous rear garden, offering a lovely outdoor space to enjoy through the seasons. It is ideal for summer entertaining, children to play, or simply relaxing with a morning coffee or an evening glass of wine. Adding even more appeal is the large summerhouse, which could be used as a home office, creative studio, play area or peaceful retreat away from the main house. This is the kind of extra space that makes day-to-day living feel easier and more enjoyable.

To the front, off road parking adds valuable convenience, while the overall setting will appeal to buyers seeking a home that balances everyday practicality with a welcoming residential feel. The property is also within walking distance to the tram stop, making commuting and getting around the city far more straightforward. It is enviably located within easy reach of Manchester Airport and Wythenshawe Hospital, and is also close by to local schools and the civic centre, making it a strong choice for both owner-occupiers and those thinking ahead about long-term convenience.

The location is another key reason to buy. Supermarkets, schools, leisure facilities and healthcare services are all close at hand, helping daily life run smoothly, while rail and tram links offer excellent connectivity for travel across the wider area. With so much nearby, this is a home that supports a busy lifestyle without compromising on comfort.

This is a property that offers far more than just three bedrooms. It gives you flexible living space, a spacious garden, a substantial outbuilding and a location that keeps you connected to everything you need. With no chain vendor and so much potential to make it your own, this Mayfair Road home is an attractive choice for any buyer looking for a smart move and a home they can truly grow into

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £185,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Mayfair Road, Manchester, Greater Manchester, M22 9YN

Contact your local branch today for more information on this property:

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