



Wrekin Avenue, Manchester, M23

Asking Price

£250,000

Three Bedroom Mid Terraced Family Home

Off Road Parking

No Chain Vendor

UPVC Double Glazed and GCH

Enclosed Rear Garden

Bespoke Fitted Bathroom and Kitchen

Immaculate Throughout

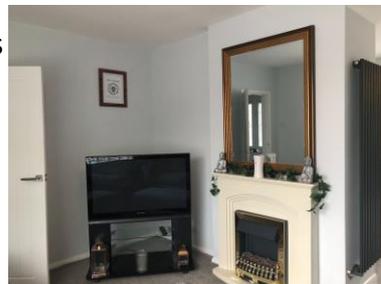
Fully Rewired Throughout

Close links to Manchester Airport and Wythenshawe Hospital

We are overjoyed to present to the open market this impressive three-bedroom mid-terraced house for sale, located on Wrekin Avenue in Wythenshawe, Manchester. Beautifully poised, this fantastic family home has been attached a reasonable asking price of £250,000 and comes with no onward chain.



Boasting plenty of complimentary features, this beautiful mid-terrace property stands out with its bespoke fittings. The exquisite bathroom and kitchen are examples of high-quality design craftsmanship; Their appealing aesthetics and efficiency perfectly respond to the requirements of contemporary living, well suited for a family.



Moreover, it is pristinely kept throughout, encapsulating the epitome of comfort with modern elegance. One of the key features is that the property has been fully rewired by the current vendors, without compromising on aesthetics.

The property benefits further from UPVC double glazing, offering excellent insulation and soundproofing, then accompanies it with an efficient gas central heating (GCH) system, collectively ensuring that the house remains warm and cosy throughout the year.



For those who drive, there is the added advantage of off-road parking spaces. Not forgetting, the property also includes a beautifully enclosed rear garden, offering the perfect landscape for kids to play or to entertain guests on a summer afternoon.

One of the key attractions of this family home is its superb location. Situated on Wrekin Avenue, it offers close links to Manchester Airport, ideal for those who regularly travel for business or pleasure. Also, it holds proximity to Wythenshawe Hospital, making it convenient for people in the healthcare sector or those that require regular medical treatment.



In conclusion, with its fantastic features, superb location and affordable pricing, this house is an absolute gem. Without any chain delay, this delightful mid-terrace family home provides an opportunity not to be missed.



Ground Floor

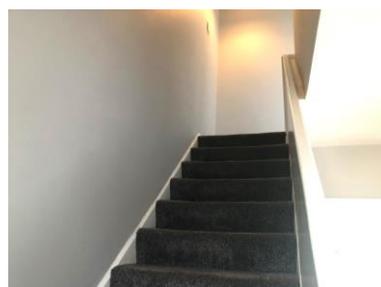
Entrance Hall

With wood laminate to floor, radiator, meter cupboard, leading to all ground floor rooms.

Living Room

14' (4m 26cm) x 10' (3m 4cm) 3"

Spacious, bright living room with carpet to floor, feature coal effect electric fire with marble surround, UPVC double glazed window to the front aspect, ample space for free standing lounge furniture.



Dining Kitchen

19' (5m 79cm) 10" x 7' (2m 13cm) 8"

On the one side we have a bespoke fitted kitchen boasting ample base and eye level units with complimentary work surface over and tiled splash backs, four ring electric hob and oven with stainless steel extractor over, integrated fridge and freezer, stainless steel sink unit with mixer tap, ceiling down lighting, UPVC

double glazed window to the rear aspect. To the other side there is the dining room side with carpet to floor, UPVC double glazed patio doors leading onto the rear garden, radiator, ample space for dining table and chairs.

Utility Room

10' 2" x 5' 5"

With new roof, doors and UPVC windows and with plumbing and electrics for white goods.



First Floor

Bedroom One

15' (4m 57cm) 5" x 9' (2m 74cm) 11"

With decorative varnished floorboards, radiator, UPVC double glazed window to the front aspect, ample space for free standing bedroom furniture.



Bedroom Two

13' (3m 96cm) 2" x 9' (2m 74cm) 5"

Second double bedroom with carpet to floor, radiator, UPVC double glazed window to the rear aspect, cupboard housing the Combi boiler.



Bedroom Three

10' (3m 4cm) 3" x 9' (2m 74cm) 5" L-Shape

Single bedroom with radiator, UPVC double glazed window to the front aspect.



Family Bathroom

10' (3m 4cm) 2" x 5' (1m 52cm) 8"

Bespoke fitted bathroom with wood laminate to floor, panel bath with Rain shower over and glass shower screen, tiled wall and modern mixer tap, pedestal hand wash basin, low level WC, radiator, two UPVC double glazed windows.



Outside

The front garden has decorative stone for parking with raised planters and new wood panel fencing to the borders. The rear garden is mainly laid to lawn and bordered by mature hedgerow.

Disclaimer

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves

