



Heyland Road, Manchester, M23

Asking Price

£249,950

Three Bedroom Semi-Detached Family Home
Front and Rear Gardens
Ideally Located to Wythenshawe Hospital and Metrolink
EPC Rating C

Driveway for Off Road Parking
UPVC and GCH Throughout
In Excellent Condition
No Chain Vendor

A splendid opportunity has arisen to acquire this three-bedroom end-terraced house on Heyland Road, Baguley, Manchester. This fantastic family home is offered for sale at an asking price of £249,950. Ideally situated within close proximity to Wythenshawe Hospital and Metrolink, the location boasts impressive convenience, perfect for commuters and families alike.



The property has been carefully maintained to a brilliant standard and presents itself in excellent condition throughout. It benefits from an energy performance certificate rating of 'C', ensuring energy efficiency and lesser running costs. The home features a contemporary UPVC double glazing system and gas central heating, providing optimal insulation and a warm, welcoming environment.

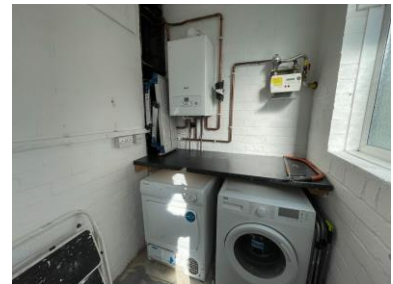


On entering the property, you are warmly greeted by a hallway that leads to two well-proportioned reception rooms. These reception rooms are designed to a high standard; offering a balanced mixture of comfort and elegance. You can enjoy warm family gatherings, intimate dinners, or simply relax with a good book, making the most of these versatile spaces.

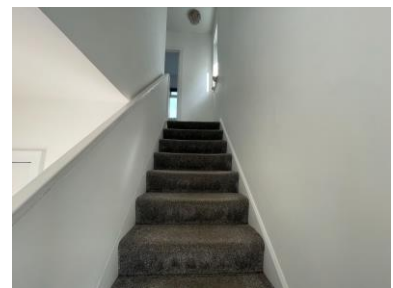


A considerable attraction of this house is the three bedrooms. Each room offers ample space, tastefully decorated to create a peaceful atmosphere, promoting restful sleep and quiet relaxation. Complimenting these, there is, a modern family bathroom elegantly designed to facilitate convenience and providing a relaxing retreat after a busy day.

The exterior of the property boasts an impressive front and rear garden, both meticulously maintained and providing delightful settings to enjoy the outdoors. A driveway for off-road parking is also a significant feature. This added convenience ensures secure parking space, adding practical luxury to this already attractive family home.



With no chain involved in the purchase and Vendor in a ready-to-move state, the prospect of moving into this fantastic home could become reality sooner than you think. So don't miss out; snap up this splendid home that is the perfect fit for a growing family or first-time buyer seeking a property in a prime location with commendable features.



Be quick to arrange a viewing for this remarkable property to fully appreciate the charm, convenience and comfort it offers. With its excellent condition, great location and superior features, this excellent property offers great value for its asking price and won't stay on the market for long.

Ground Floor

Entrance Hall

With wood laminate to floor, temperature control, leading to all ground floor rooms.

Living Room

15'6" x 10'7"

With wood laminate to the floor, radiator, UPVC double glazed window to the front aspect, ample space for free standing lounge furniture.



Dining Room

9'11" x 7'11"

With wood laminate to floor, radiator, UPVC double glazed window looking out to the rear garden. Ample space for dining table and chairs.



Kitchen

12'4" x 8'9"

With vinyl to floor with ample base and eye level units with complimentary work surfaces and tiled splash backs, stainless steel sink unit, inset electric oven and grill, four ring electric hob, UPVC double glazed windows to the rear and side aspect and double glazed door to the side.



Utility Room

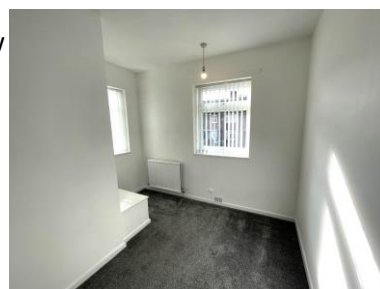
Ideal room with plumbing and electrics for white goods, meter cupboards, newly installed wall hung Combi boiler, UPVC double glazed window to the side.

First Floor

Bedroom One

12' (3m 65cm) 3" x 9' (2m 74cm) 9"

First double bedroom with carpet to floor, radiator, UPVC double glazed window to the front aspect, fitted wardrobe and dresser, ample room for a double bed and free standing bedroom furniture.



Bedroom Two

13'8" x 8'3"

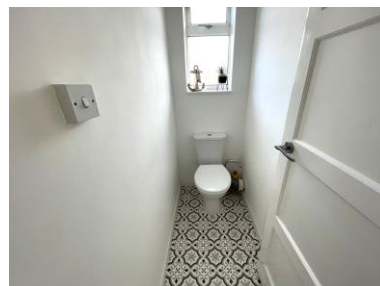
Second double bedroom, radiator, UPVC double glazed window to the rear aspect, storage cupboard, ample room for a double bed and free standing bedroom furniture.



Bedroom Three

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

Large single bedroom with two UPVC double glazed windows offering plenty of natural light, radiator.



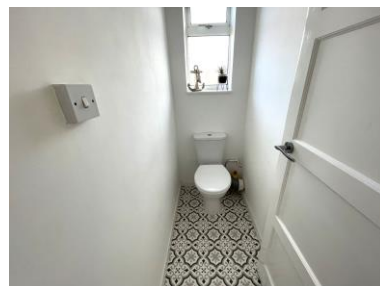
Bathroom

With vinyl to floor, radiator, pedestal hand wash basin, panel bath with shower over, tiled walls.



Separate WC

Low level WC, vinyl to floor.



Outside

The front garden is mainly laid to lawn to one side with a decoratively paved driveway to the other bordered by wood panel fencing and with mature shrubbery to the borders. The large rear garden is mainly laid with lawn to the rear and bordered by wood panel fencing.

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