



## **Barnwood Road, Manchester, M23**

**Asking Price**

**£249,950**

Stunning Three Bedroom Mid Terrace Family Home

Off Road Parking for Several Cars

No Chain Vendor

Ready to Move into Condition

Walking Distance to Wythenshawe Hospital

Three Double Bedrooms

Secluded Rear Garden

Roof Replaced

New Combi-Boiler Fitted

uPVC and Double Glazed Throughout

Introducing this stunning three-bedroom, mid terraced family home, available for sale on Barnwood Road, Wythenshawe, Manchester. With a highly desirable asking price of £249,950, this is a rare find that is sure to appeal to first-time buyers and growing families alike. The property boasts an impressive layout featuring three double bedrooms, one family bathroom, and a single reception room, offering ample living space for you and your family to utilise and enjoy.



Entering the property, you will be greeted by a beautifully presented, welcoming interior. The use of light, space, and functionality is evident throughout this family home, from the spacious bedrooms to the comfortable and well-appointed reception room.



A particular highlight is the newly fitted combi-boiler, offering efficiency and reliability for all your heating needs. The property also benefits from a roof replacement, ensuring the property is in the best possible condition for the new homeowners to move straight into with no delay.

In addition to the impressive interior, the property also offers off-road parking for several cars. This is an invaluable feature for residences in such a popular location. To the rear, a secluded garden presents an oasis of tranquillity right at home, an ideal place to relax and unwind after a busy day.



What's more, this splendid home is completely chain-free, facilitating a smoother, quicker transaction. It is double glazed throughout and holds an EPC rating of C, highlighting its energy efficiency and environmental impact.



The location is undoubtedly a major draw. The property is within walking distance of Wythenshawe Hospital and conveniently situated close by to local schools, shops and local motorway networks. All these features combined make this a truly desirable piece of real estate. Come see for yourself and be charmed by this fantastic family home.

## Ground Floor

### Entrance Hallway

The entrance hall has wood laminate to floor, radiator, under stair storage cupboard, meter cupboard, leading to ground floor rooms.

### Living Room

*19' 8" x 10' 10" - 6.10m x 3.30m*

Bright and spacious living room with carpet to floor, coal effect gas fire with marble hearth and wood surround, two radiators, uPVC double glazed window to the front aspect and uPVC double glazed patio doors to the rear aspect affording plenty of natural light. Ample space for free standing lounge furniture.



### Dining Kitchen

*19' 8" x 7' 7" - 6.05m x 2.79m*

Great size room with tiled flooring, ample base and eye level units with complimentary work surface over and tiled splash back, four ring gas hob, electric oven with extractor fan over, wall mounted new Worcester Combi-boiler, uPVC double glazed window to the front and uPVC double glazed window to the rear aspect giving plenty of natural light. Space and plumbing for white goods fridge, one and a half stainless steel sink unit with modern mixer



tap, uPVC double glazed door to the ginnel.

## First Floor

### Bedroom One

12' x 8'5" - 3.35m x 2.57m

First double bedroom with carpet to floor, radiator, uPVC double glazed window to the front aspect, modern fitted wardrobes, ample space for double bed and free standing bedroom furniture.



### Bedroom Two

12'10" x 11' - 3.91m x 3.05m

Second double bedroom with carpet to floor, radiator, uPVC double glazed window to the rear aspect, storage cupboard, ample space for double bed and free standing bedroom furniture.



### Bedroom Three

11'5" x 11'2" - 3.48m x 3.40m

Third double bedroom with wood carpet to floor, radiator, uPVC double glazed window to the rear aspect, fitted wardrobe, ample space for double bed and free standing bedroom furniture.



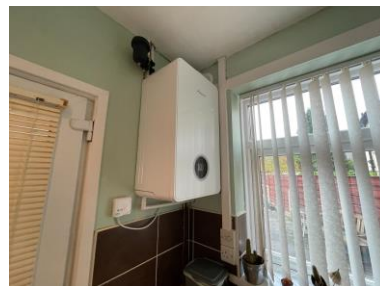
### Family Bathroom

8'4" x 5'4" - 2.54m x 1.63m

Fully tiled family bathroom boasting full size walk-in shower with shower over and sliding glass shower screen, low level WC, pedestal hand wash basin, chrome towel rail, two uPVC double glazed frosted windows to the front aspect.

### Loft Space

Large loft space ideal for extending upwards.



### Outside

The front garden to the middle has a paved driveway for off road parking for several vehicles and lawn to the both sides, bordered by wood panel fencing. The rear garden, which is accessible via a side door or internal patio doors is mainly paved for ease of maintenance, bordered by wood panel fencing. Access to a handy outhouse for ideal for storage

### 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



