



Barnwood Road, Manchester, M23

Asking Price

£249,950

Stunning Three Bedroom End of Terrace Family Home

C Rating EPC

No Chain Vendor

Ready to Move into Condition

Walking Distance to Wythenshawe Hospital

Three Double Bedrooms

Secluded Rear Garden

Roof Replaced

Close to All Amenities

uPVC and Double Glazed Throughout

Introducing a stunning Family Home at the asking price £249,950, is this spacious three-bedroom End of Terrace family house ideally located on Barnwood Road, Wythenshawe, Manchester. This property presents a great opportunity for families and investors alike. The house is ready to move into, free from chains, and with a replacement roof fitted, newly installed fully fitted kitchen with new Combi-Boiler you can expect minimal maintenance.



The house boasts an impressive layout over two floors comprising of three spacious double bedrooms, ideal for accommodating growing families. The property also features a recently fitted modern kitchen diner, well-equipped with all necessary fittings, and a large reception room that provides a cosy and welcoming environment whilst being light and spacious. Both family friendly and perfect for entertaining, you are guaranteed to enjoy living in this prime property.



The property is highly rated for energy efficiency, boasting a C rating EPC, and is both uPVC and double glazed throughout, ensuring warmth and quiet inside regardless of the weather. The house has been well cared for and maintained to a high standard by the current owner.



To the rear of the property, you will find a secluded garden which is the perfect spot for relaxing, entertaining or safe play. The space is sizeable and lends itself to potential improvements, subject to relevant permissions. To the rear of the garden is a large storage shed.



The home's location offers unrivalled access to all necessary amenities including shops, schools and transport links. Additionally, the property is within walking distance to Wythenshawe Hospital, making it a potential home for hospital staff or a fantastic letting opportunity for an investor.

In summary, this property offers the complete package – a family-friendly layout, ready to move into condition, sought-after location, and no onward chain facilitating a smoother, quicker transaction. It provides a superb opportunity for families to settle into a peaceful residential area with everything they need within easy reach, or alternatively a great investment opportunity with a potentially strong rental yield. Viewings are highly recommended to fully appreciate the comfort, convenience, and potential that this home has to offer.



Ground Floor

Entrance Hallway

The entrance hall has luxury vinyl tiles 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 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

Spacious room with luxury vinyl tiles to floor, ample base and eye level units with complimentary work surface over and tiled splash back, breakfast bar, four ring gas hob, electric oven with extractor fan over, one and half stainless sink unit with mixer tap, uPVC double glazed window to the front and uPVC double glazed patio doors to the rear aspect giving plenty of natural light. Space and plumbing for white goods fridge.



First Floor

Bedroom One

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

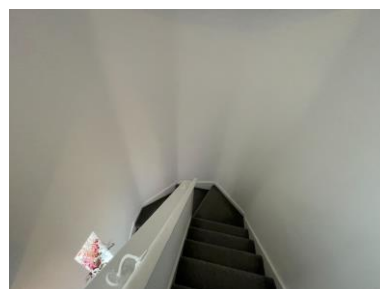
First double bedroom with carpet to floor, radiator, uPVC double glazed window to the front aspect, modern fitted wardrobes, ample space for double bed.



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, 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 carpet to floor, radiator, uPVC double glazed window to the rear aspect, storage cupboard housing newly installed Worcester Bosch Combi-boiler, ample space for double bed and free standing bedroom furniture.



Family Bathroom

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

Modern fitted 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, extractor fan, 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 area and lawn to the other side, bordered by wood panel fencing. The rear garden, which is accessible via a side gate or internal patio doors is mainly paved for ease of maintenance, large storage shed, 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



