



Southwick Road, Manchester, M23

Asking Price

£279,950

Three Bedroom Semi Detached Family Home

UPVC Double Glazed Throughout

Newly Fitted Kitchen

Walking Distance to Metrolink Tram Stop

Off Road Parking

Newly Installed Gas Combi-Boiler

Bespoke Family Bathroom

Private Rear Garden

We are delighted to offer for sale this impressive three-bedroom, semi-detached family home on Southwick Road in Sale Moor, Manchester. Offered at a competitive asking price of £279,950, this property offers a fantastic opportunity for families, first-time buyers, and investors alike. The property emanates a warm, inviting charm and has been modernised throughout, whilst still maintaining its traditional character.



Internally, the property is entered on the ground floor and presents a generous living space. The welcoming entrance hall leads to the updated and practical kitchen with newly fitted units and appliances. Adjacent to the kitchen is the first of the two comfortable reception rooms, providing an ideal area for entertaining. The double glazing present throughout the property ensures energy efficiency and a cosy atmosphere, no matter the time of year. Furthermore, the home benefits from a recently installed gas combi-boiler, offering an efficient heating system.



The first floor consists of three well-proportioned bedrooms along with a bespoke family bathroom. Each room offers flexible living options and can be adapted to any living needs.



Externally, the property is as enviable as it is internally. Off-road parking is available, a valuable addition to any suburban property. The private rear garden provides a peaceful escape; a perfect haven for children's play or for summer BBQs.



Location-wise, the property stands within walking distance to the local Metrolink tram stop making commuting both stress-free and straightforward. The house's close proximity to also local amenities also adds to the appeal of this fantastic property.

For anyone wishing to make the desirable area of Sale Moor in Manchester their home, this delightful semi-detached, three-bedroom property offers superb value for money and the promise of a warm and welcoming home.



Ground Floor

Entrance Hall

With wood laminate to floor, under stair storage, leading to all ground floor rooms.

Living Room

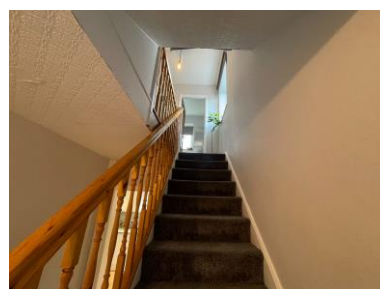
14' (4m 26cm) 11' x 12' (3m 65cm) 3''

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

Dining Room

9' (2m 74cm) x 8' (2m 43cm) 1''

With wood laminate to floor, radiator, UPVC double glazed window to the rear aspect, ample space for dining table and chairs.



Kitchen

11' (3m 35cm) 7'' x 9' (2m 74cm) 3''

Newly installed modern fitted kitchen with a good range of base and eye level units with a complimentary work surface and splash backs. With wood laminate

to floor, integrated dishwasher, four ring gas hob and electric oven with stainless steel extractor hood, washing machine, Combi-boiler, inset ceiling down lighting, UPVC double glazed window to the rear aspect and door to the side.

First Floor

Bedroom One

14' (4m 26cm) 2" x 8' (2m 43cm) 9"

First double bedroom with carpet to floor, storage cupboard, radiator, UPVC double glazed window to the rear aspect.



Bedroom Two

14' (4m 26cm) 2" x 10' (3m 4cm) 5"

Second double bedroom with carpet to floor, storage cupboard, radiator, UPVC double glazed window to the front aspect.



Bedroom Three

9' (2m 74cm) 5" x 7' (2m 13cm) 4"

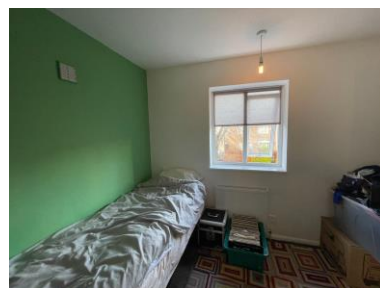
Single bedroom with carpet to floor, radiator, UPVC double glazed window to the front aspect.



Family Bathroom

6' (1m 82cm) 4" x 5' (1m 52cm) 4"

Bespoke fully tiled bathroom boasting panel bath with shower over and glass shower screen, hand wash basin set in vanity unit, low level WC, chromed towel radiator, frosted UPVC double glazed window to the rear aspect.



Outside

The front garden is mainly paved for off road parking for several vehicles with lawn to each side and bordered by mature hedgerow. The rear garden is accessible from a side gate or door from the kitchen and is mainly laid to lawn with a paved patio area with a brick built shed 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

