



**GASCOIGNE
HALMAN**

Poundswick Lane, Wythenshawe
Asking Price £339,500

THE AREA'S LEADING ESTATE AGENCY



A beautifully enhanced and spacious semi-quasi home, offering TWO RECEPTION ROOMS, a modern refitted bathroom, and FOUR WELL-PROPORTIONED BEDROOMS. Situated within a secluded gated plot, the property boasts a LARGE REAR GARDEN and is conveniently located close to local amenities, excellent transport links, and sought-after schools.

Property details

- An Attractive And Generous Semi-quasi Home
- Boasting Two Well Sized Reception Rooms
- Conveniently Located Close To Local Amenities, Transport Links And Popular Schools
- Modern Refitted Family Bathroom
- Large Secluded Rear Garden
- Impressive Gated Plot With Large Driveway
- Refitted Separate Kitchen
- Close To Manchester Airport, Crossacres Tram Station, And Both The M60 and M56.



About this property

Lovingly maintained and thoughtfully updated by its current owners, this deceptively spacious and attractive semi-quasi family home sits on a generous gated plot with expansive gardens. Conveniently located, it offers easy access to Wythenshawe, Manchester Airport, the M56 and M60, popular schools, and local amenities.

The property boasts an impressive frontage with a large gated entrance. Inside, the accommodation begins with an extended entrance porch featuring a composite front door, leading to a modern and welcoming hallway. The ground floor comprises a bright dual-aspect living room with a feature fireplace, a spacious separate dining room, and a stylish refitted kitchen with a composite rear door.

Upstairs, a generous landing leads to four well-proportioned bedrooms, three of which are doubles, and a modern, beautifully refitted family bathroom with elegant tiling.

Externally, the home benefits from a substantial sliding-gated driveway, a walled front garden with a gated pedestrian pathway, and a large rear garden. The rear garden features a well-maintained lawn, a flagged patio, and a practical side hardstanding area.







DIRECTIONS

M22 gPQ

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Central Heating

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

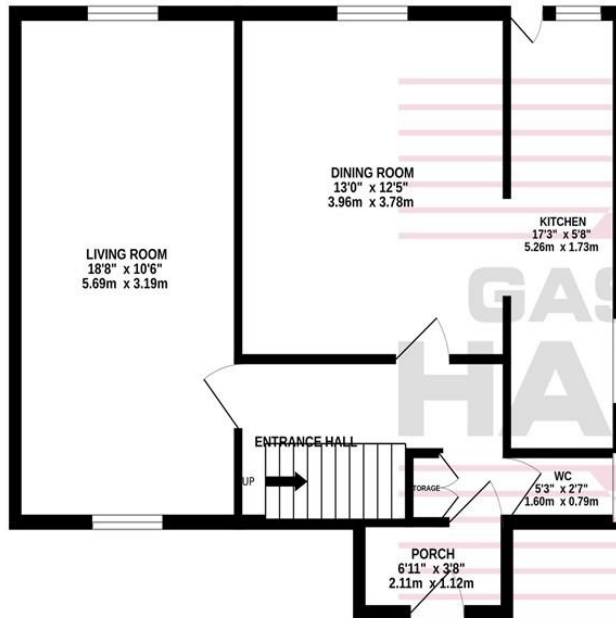
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

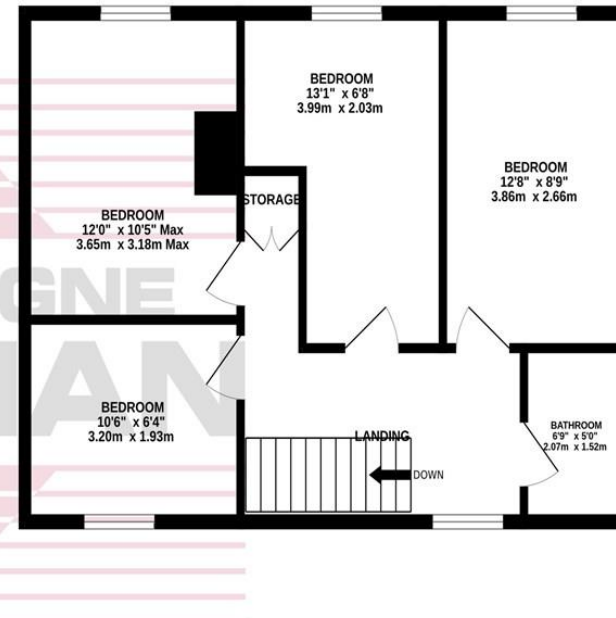
No

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GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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