

13 Marriott Street, Withington, Manchester, M20 4BN



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VIDEO TOUR AVAILABLE A truly stunning and stylishly presented FOUR BEDROOM bay-fronted period end-of-terrace property with accommodation over four floors. Thoughtfully renovated throughout, the property showcases high ceilings and an abundance of original and restored features that preserve its Victorian character.

Ideally located just a short stroll from the heart of Withington, you'll have easy access to independent shops, cafés, and the vibrant Burton Road—home to boutique stores, popular bars, and a fantastic selection of restaurants. The Northern Lawn Tennis Club is nearby, and Burton Road Metrolink station offers direct links to Manchester City Centre, Media City, and Didsbury Village.

The well-planned accommodation comprises; entrance hallway with traditional mosaic Victorian style tiles, a front lounge with a large bay window and restored original oak flooring, a beautifully presented fitted kitchen/breakfast room featuring Quartz worktops and engineered oak flooring, and a dining room with underfloor heating and access to the garden. The property also benefits from two cellar chambers offering additional space for utility and storage, with the option to further develop and add value if desired.

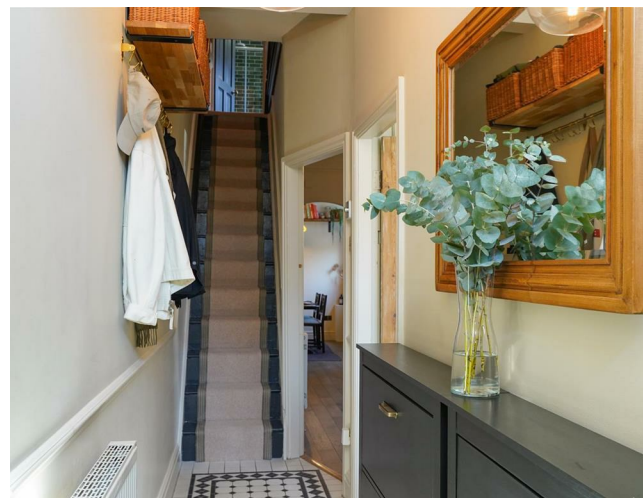
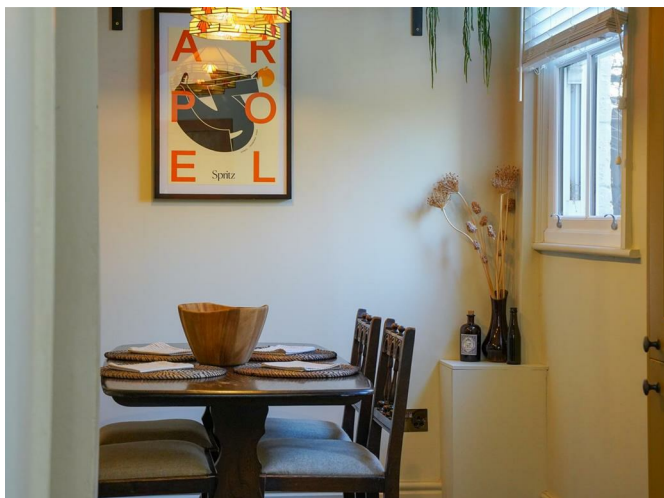
Upstairs, the first-floor hosts two good sized double bedrooms, with bespoke fitted wardrobes in the principal bedroom. A stylish family bathroom boasts both a separate shower and bath, along with modern LVT flooring, while a separate W.C. adds convenience.

The second-floor landing leads to a good sized third double bedroom with restored original oak flooring and a further study/ bedroom with useful storage into the loft space.

Additional highlights include: a Worcester combi boiler installed in 2024, fully tanked and damp proofed ground floor and UPVC sash windows throughout.

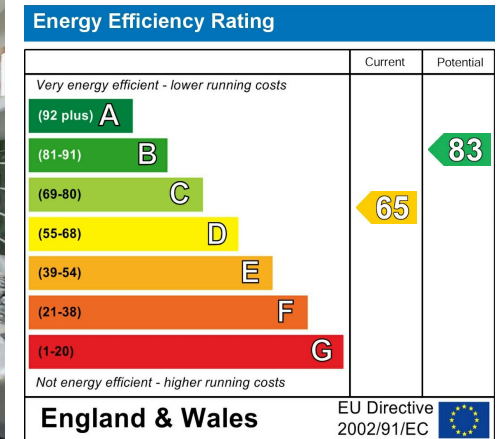
The character of this house is sure to make you feel right at home from the moment you step through the door.

£500,000





EPC Chart



Tenure: Freehold Council Tax Band: D



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