



**Partridge Avenue, Manchester, Wythenshawe,
M23**

Offers Over: £500,000

Freehold

Partridge Avenue, Manchester, Wythenshawe, M23

**** OFFERED WITH NO ONWARD CHAIN **** A stunning four-bedroom detached residence situated in a prime location, offering easy access to motorway networks, Wythenshawe Park, and excellent schooling options. This modern and stylish property is designed to provide the utmost comfort and convenience for you and your family.

You enter this home into a spacious entrance hall which provides access to the properties well-presented accommodation. The elegant living room boasts double doors leading to a versatile sitting room, offering flexibility in how you use these interconnected spaces. Whether it's a cozy family movie night or a formal gathering, this layout caters to various lifestyles.

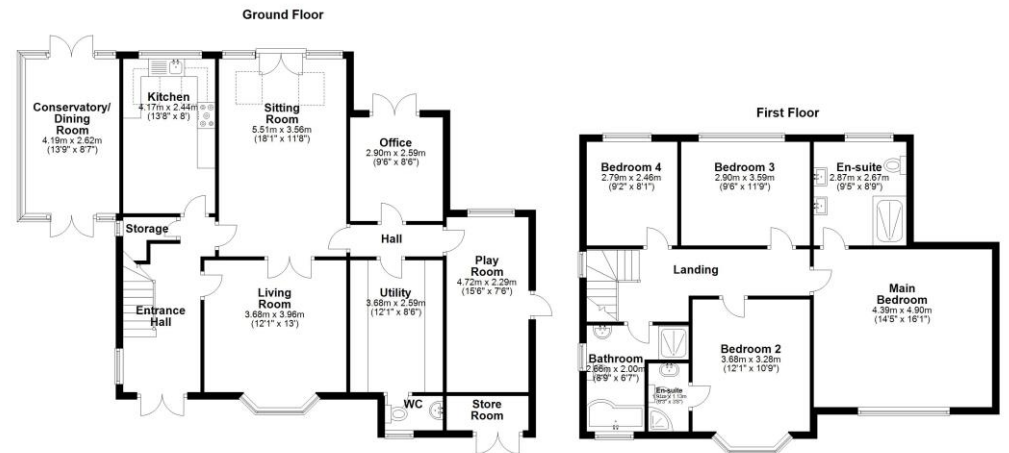
The kitchen is equipped with a range of base and eye level units with free standing appliances and seamlessly flows into a spacious conservatory dining room, creating a bright and welcoming space for family meals and entertaining guests.

Ideal for those who work from home, the dedicated office space provides a quiet and productive environment. Additionally, the converted garage offers extra space for a playroom, gym, or whatever suits your needs. Convenience is key, and this property includes a well-appointed utility room and a downstairs WC.

The spacious bedrooms are thoughtfully designed, with two featuring en-suite bathrooms for added luxury. The main family bathroom is equipped with a four piece suite.

Enjoy the convenience of off road parking to the front for several vehicles. The rear garden offers a private enclosed space with large paved patio area offering a great space for entertaining, lawned area surrounded with mature shrubs.

A FANTASTIC family home which must be viewed to be appreciated.



- Freehold
- Council Tax Band D
- EPC Grade C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.