



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

Guide Price: £500,000

Freehold

Partridge Avenue, Wythenshawe, Manchester, M23

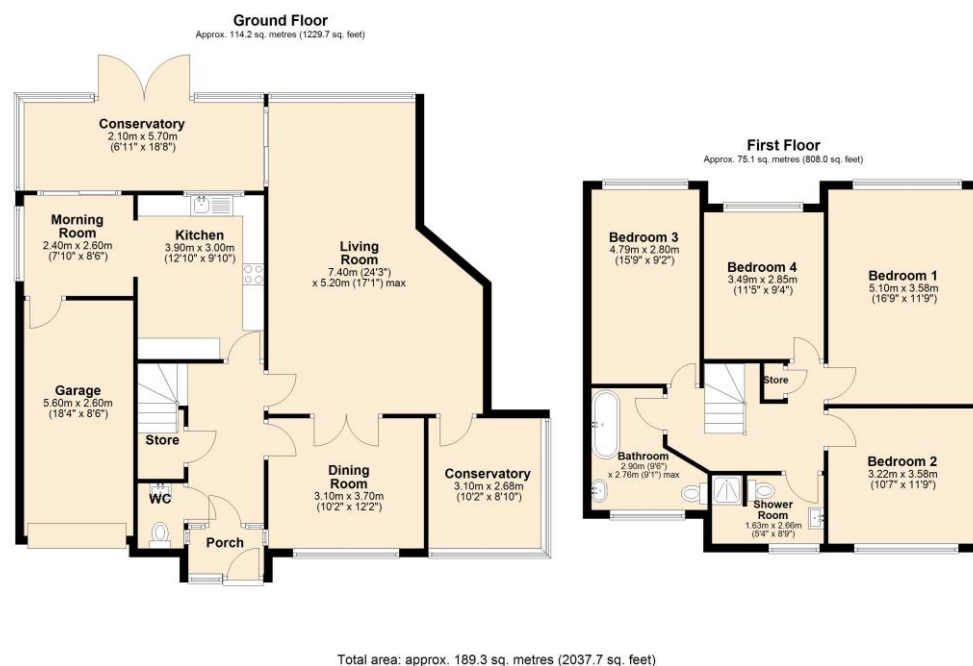
**** Offered with NO ONWARD CHAIN **** A fantastic opportunity to purchase a beautifully presented FOUR bedroom DETACHED Home. Offering easy access to motorway networks, Wythenshawe Park, and excellent schooling options this really is a prime family home.

You enter the property into a spacious entrance hall. The living room is a stunning size, entertaining a gas fireplace, with large window to the rear elevation overlooking the spectacular garden. The dining room is located to the front of the ground floor and provides views up Partridge Avenue and offers a great space for entertaining. Just off the living room is a snug conservatory which would be a great play room or work from home office. The kitchen diner is fitted with a range of base and eye level units with integral appliances and offers ample space for dining table and chairs. Located off the kitchen is a good size conservatory providing access and views over the garden and a superb space to relax with the weekly paper. There is the added benefit of a downstairs WC.

The first floor reveals a split level landing with three bedrooms and bathroom to the left hand side and a further double bedroom and three piece bathroom to the right hand side. The main bedroom is located to the rear of the first floor and again provides stunning views over the rear garden and is furnished with a range of fitted furniture.

Externally to the front there is a driveway providing off road parking for several cars and access to the integral garage as well as there being a manicured lawned front garden. To the rear there is an incredible private garden which is mainly laid to lawn with mature flowers, plants and shrubs. A fantastic garden for the whole family to enjoy BBQ's, entertaining and family time.

- Freehold
- EPC Grade
- Council Tax Band E







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.