



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

**Offers Over: £400,000**

*Freehold*



# Partridge Avenue, Wythenshawe, Manchester, M23

**\*\* Offered with NO ONWARD CHAIN \*\*** Is this **THREE** double bedroom detached home located on the popular Partridge Avenue. In a prime location, offering easy access to motorway networks, Wythenshawe Park, and excellent schooling options this is a perfect family home. This property offers huge scope for extension\*

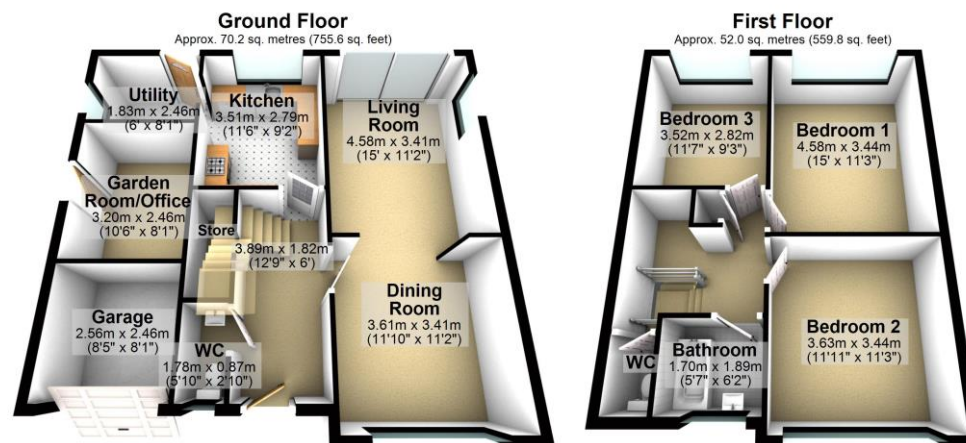
- Freehold
- EPC Grade D
- Council Tax Band D

As you enter the property you are greeted by a spacious entrance hallway with porcelain tiled flooring. On the left hand side you have a downstairs WC and understairs storage area. On the right hand side there is a dining room which is open plan to the living room. Lit via double glazed windows and patio doors off the living room this space is super bright and offers heaps of space for the family to dine and relax. The kitchen is furnished with a modern range of base and eye level units with star galaxy granite worksurfaces over, integral appliances including dishwasher, washer, dryer and wine fridge. There is the added benefit of a utility room which also provides access to the rear garden.

The first floor provides a bathroom with separate WC, and **THREE** **DOUBLE** bedrooms, bedrooms one and two have built in wardrobes providing lots of useful storage. Loft access is located on the landing and provides a huge space for extension subject to planning.

Externally to the front there is a driveway providing ample off road parking for several cars and a well maintained front garden, there is gated access either side of the house to the rear garden where there is a private enclosed garden with the majority laid to lawn with timber fence boundaries. Down the side of the property there is access to the home office which is a partial conversion of the garage.

\* Subject to planning permission and building regulations.



Total area: approx. 122.2 sq. metres (1315.4 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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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.