



Amberwood Drive, Manchester, Baguley, M23

Offers Over: £260,000

Leasehold

Amberwood Drive, Manchester, Baguley, M23

Welcome to this well-presented three-bedroom mid-terrace home, ideally situated on the popular Amberwood Drive in Baguley. Perfect for first-time buyers, growing families, or investors, this property offers a comfortable and practical layout with a host of appealing features both inside and out.

As you step through the front door, you're welcomed by a handy porch area – perfect for storing coats, shoes, or prams. This leads into a generously sized living room, filled with natural light thanks to a large window overlooking the front elevation.

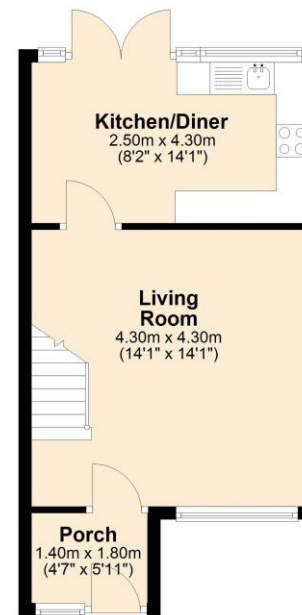
To the rear of the property, you'll find a spacious kitchen diner with patio doors that open onto the garden, creating a seamless indoor-outdoor flow. The kitchen is fitted with a range of base and eye-level units, offering plenty of storage, and comes with freestanding appliances. There is ample space for a dining table.

Upstairs, the home continues to impress with three well-proportioned bedrooms and a modern family bathroom.

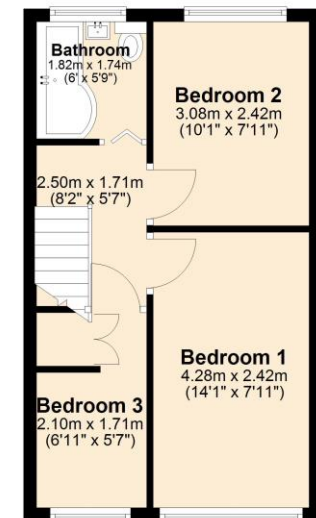
Externally, the property benefits from a driveway to the front, providing off-road parking for added convenience. The rear garden is designed for low maintenance, featuring a paved patio area perfect for outdoor seating and an artificial lawn that stays green all year round – ideal for children, pets, or simply enjoying the outdoors without the upkeep. There is also the added benefit of a garage in a block located just round the corner.

Offering easy access to local amenities, schools, and transport links. Amberwood Drive is conveniently located near the Metrolink, major road networks, and Wythenshawe Hospital, making it ideal for commuters and families alike.

Ground Floor
Approx. 32.4 sq. metres (348.4 sq. feet)



First Floor
Approx. 31.8 sq. metres (342.0 sq. feet)



Total area: approx. 64.1 sq. metres (690.4 sq. feet)

- Leasehold
- 999 Yrs 20/11/72
- Ground Rent £26pa
- EPC Grade TBC
- Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	74	
(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.