



Withenfield Road, Manchester, M23

Guide Price: £410,000

Freehold

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Welcome to Withenfield Road, a beautifully presented contemporary home that perfectly blends modern style with practical family living. Situated in a sought-after residential area, this property boasts ample off-road parking for several vehicles, thanks to a spacious pressed concrete driveway that also provides convenient access to an integral garage.

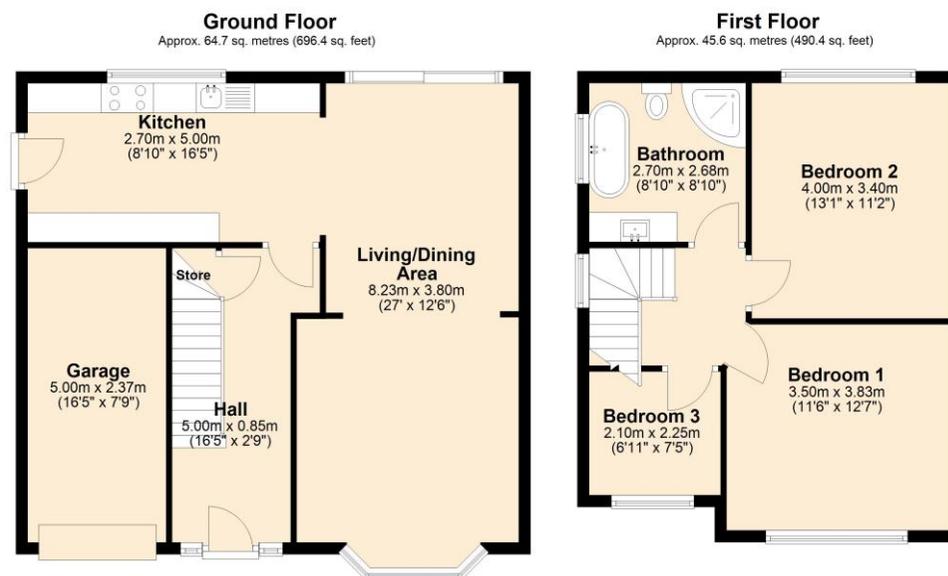
Step inside and you'll find a thoughtfully designed ground floor layout. To the rear, the stylish kitchen is fitted with sleek white high gloss units and comes fully equipped with integral appliances, ideal for everyday convenience and entertaining alike. The kitchen seamlessly flows into the dining area, which features patio doors opening onto the rear garden – perfect for al fresco dining and summer gatherings.

The dining room is open plan to the living room, creating a bright and spacious feel throughout the ground floor. The living room benefits from a charming bay window to the front, bringing in an abundance of natural light and providing a warm, inviting space for relaxing or entertaining guests.

Upstairs, you will find three generous bedrooms, all well-proportioned and ideal for family living or home working. The main family bathroom features a modern four-piece suite, offering a bath, shower cubicle, wash basin, and WC.

Externally, the rear of the property boasts a generous enclosed garden, perfect for children to play, for pets, or simply enjoying the outdoors in a private and secure setting.

- Freehold
- EPC Grade D
- Council Tax Band D



Total area: approx. 110.3 sq. metres (1186.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	67
(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.