



ASHWORTH HOLME
Sales · Lettings · Property Management



192 WYTHENSHAW ROAD, M23 0PF
£550,000



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DESCRIPTION

A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS 1714-SQFT FOUR-BEDROOM DETACHED HOME WITH STUNNING VIEWS OVER WYTHENSHAW PARK

Occupying an enviable position with an open front aspect overlooking Wythenshawe Park, this superb detached family home offers generous living space, a substantial rear garden, and excellent transport links nearby.

The ground floor boasts a spacious lounge that seamlessly flows into a dining area—ideal for entertaining. A separate office provides the perfect work-from-home space, while the kitchen, conservatory, and a convenient downstairs WC complete the layout. To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. A large and well appointed family bathroom serves the remaining bedrooms.

Externally, the property truly shines. The expansive rear garden is mainly laid to lawn, complemented by mature shrubs and a charming pond, creating a wonderful outdoor retreat. To the front, the home enjoys an open outlook across the park, with further gardens and a brick-block driveway providing ample off-road parking. The garage benefits from an electronic roller door for added convenience.

Situated on Wythenshawe Road, this home benefits from excellent transport links, including the nearby Princess Parkway, providing easy access to the M60 motorway network and Manchester city centre. Northenden Village, with its selection of shops, cafés, and restaurants, is just a short distance away, while the vibrant areas of Didsbury and beyond offer further amenities, parks, and leisure facilities. NO ONWARD CHAIN

KEY FEATURES

- 1714-SqFt detached family home
- Open aspect overlooking Wythenshawe Park
- Close to an excellent transport links
- Three reception areas
- Freehold
- Expansive gardens to both the rear & front
- Master bedroom with En-Suite shower room
- Garage with electric roller door
- Fantastic development potential
- No onward chain

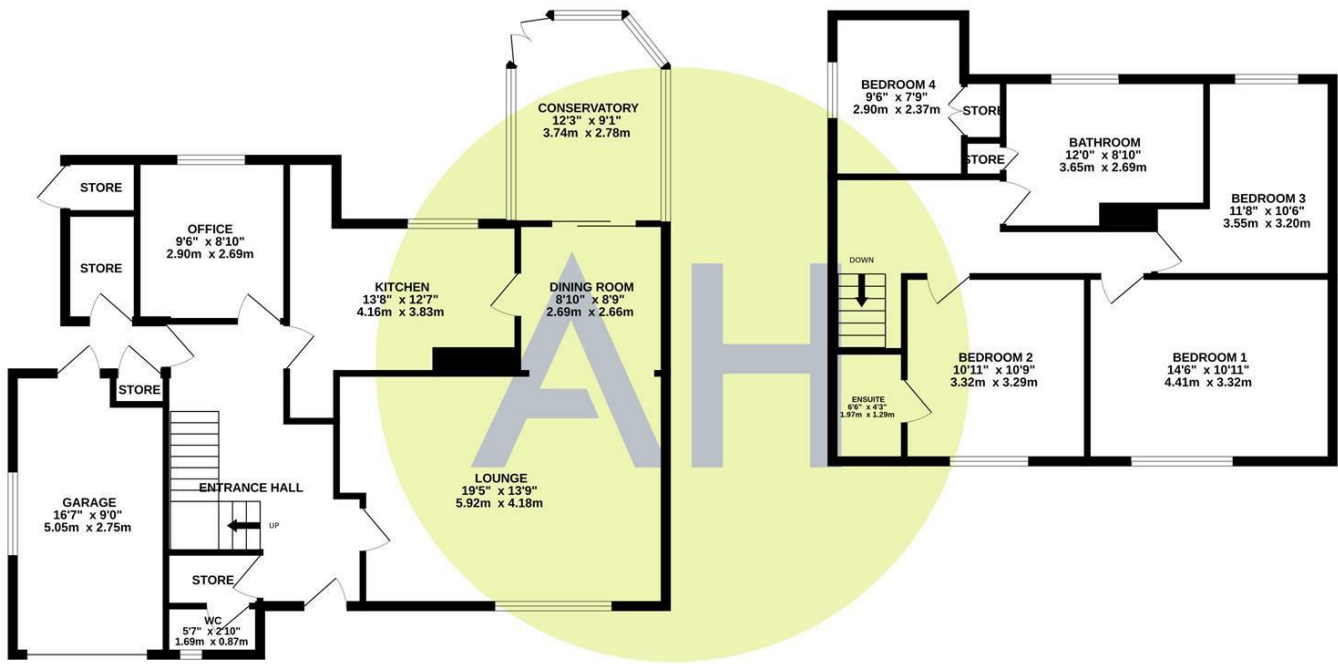






GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.

1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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