



## Fairmead Road, Manchester, M23

Asking Price

**£340,000**

Large Three Bedroom Semi-Detached Family Home

Off Road Parking to the Rear

Ideally Situated on a Quiet Road

Full of Period Features

uPVC Double Glazed windows and GCH Throughout

Wrap Around Gardens

Two Spacious Reception Rooms

Downstairs WC

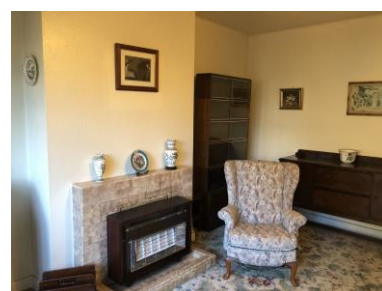
We are tremendously excited to bring to market this supremely impressive semi-detached family home situated on Fairmead Road in Manchester. Priced at an asking price of £340,000, this exceptional home promises a distinctive blend of period character and modern comfort. With three larger than average bedrooms and two bathrooms, the house provides ample space for the whole family. When it comes to entertaining, the two spacious reception rooms offer perfect settings for both formal and relaxed occasions.



The property greets you with its large and invitingly warm reception area. The extensive uPVC double glazed windows throughout the house flood every corner with natural light, casting a warm, welcoming glow on the beautiful period features. The generous windows, combined with the Gas Central Heating (GCH) system, promise warm, bright living spaces all year round.



The well-designed layout of the house caters to the demands of modern living. The provision of a convenient downstairs WC adds to the ease and functionality of the home. For those with a fondness for outdoor spaces, the expansive wrap-around gardens are a delightful feature, ideal for al fresco dining, play, or simply relaxing amid greenery.



Providing a practical solution to parking needs, the property includes off-road parking at the rear. Despite being located on a quiet, serene road, the house enjoys the benefit of being in close proximity to a variety of local amenities ideal for busy everyday living.



In conclusion, this attractive three-bedroom semi-detached house, laden with charming period features and practical conveniences such as double glazing and central heating, offers a fantastic opportunity to acquire a lovingly maintained, ready-to-move-in family home. Its quiet yet accessible location, paired with its inviting interiors and expansive outdoor spaces, truly makes it a standout property in Manchester.

## Ground Floor

### Entrance Vestibule

Enter through the uPVC double glazed doors into the tiled porch leading through into the hallway.

### Entrance Hall

Bright and roomy hallway with carpet to floor, radiator, temp control panel.



### Front Reception Room

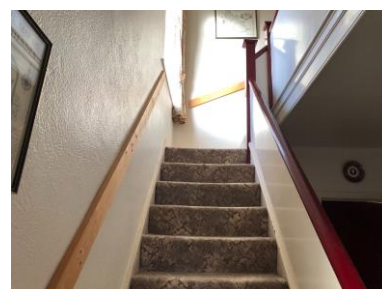
15'3" x 12'5"

Spacious first reception room with a large bay fronted window affording plenty of natural light, carpet to floor, decorative fireplace, radiator, ample space for lounge furniture.

### Rear Reception Room

16'7" x 12'

Second reception room with carpet to floor, full wall of uPVC double glazed windows and door onto the rear patio area, radiator, decorative fireplace, again ample room for free standing furniture.



## Kitchen

10'7" x 7'10"

With an array of base and eye level cupboards, stainless steel sink unit, tiled floor, window to the side aspect, leading to a handy utility room, WC and storage pantry.

### Utility Room

With plumbing and electrics for washing machine and drier, wall hung gas boiler.



### Downstairs WC

Low level WC, hand wash basin.

### First Floor

#### Bedroom One

17'3" x 12'5"

First double bedroom with carpet to floor, uPVC double glazed bay fronted window to the front aspect, radiator, ample space for double bed and free standing furniture.



#### Bedroom Two

13'2" x 10'11"

Second double bedroom with carpet to floor, leaded window to the rear aspect, radiator, ample space for double bed and free standing furniture.



#### Bedroom Three

9'1" x 7'11"

Single bedroom with uPVC double glazed window to the front aspect, carpet to floor, radiator.



### Family Bathroom

Tiled bathroom with a panel bath and shower over, pedestal hand wash basin, two frosted windows to the side aspect.

### Separate WC

With low level WC

### Outside

Mature shrubbery and lawns to the front and side gardens, to the rear there is a paved patio and a drive way leading to the separate garage.

### Disclaimer

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves



