



Kingsholme Road, Manchester, M22

Asking Price

£349,950

Extended Four Bedroom Semi Detached Family Home

Immaculate Inside and Outside

Secure Fully Paved Driveway for Several Vehicles

Large Lockable Garden Shed

Fitted Solar Panels for Reduced Energy Costs

Beautifully Renovated Property

EPC Rating C

Landscaped Rear Garden

Extended Summer Room

Introducing this perfect example of a comforting family home, residing in a sought-after area at Kingsholme Road, Woodhouse Park, Manchester. This beautifully renovated, extended four-bedroom semi-detached property with an EPC rating of C, priced at the reasonable asking price of £349,950. This residence offers an immaculate interior and exterior, signifying a residence that is absolutely ready to move into without requiring any further input.



Entering the property, it unfolds into four sizable, light-soaked bedrooms and two sparkling modern bathrooms. Notably, the charm of this family home extends to two incredibly inviting reception rooms, boasting ample space for leisure and enjoyment. The immaculately pristine condition inside the house reflects clear attention to detail, ensuring comfort and satisfaction at every turn.



Designed with family and safety in mind, it also comes with a secure, fully paved driveway capable of accommodating several vehicles, providing the perfect safe space for family vehicles. This meticulously thought out feature assures peace of mind when it comes to safety and practicality.



The exterior presents a delightful landscaped rear garden, creating a serene outdoor setting designed for peaceful relaxation or entertaining guests. Adding practicality and storage capacity is a large lockable garden shed, a perfect nook to store gardening tools, bicycles, or additional items.

The property further brags an extended summer room, providing that extra living or relaxation space. Flooded with natural light, this enchanting addition maximises the enjoyment of those long, sunny summer days. This room would make an ideal playroom, hobby space, or simply a quiet spot to sit back and enjoy the garden views.



In conclusion, this semi-detached house is a carefully renovated, stylish property that flawlessly balances practicality and luxury. Located in the desirable area of Woodhouse Park, Manchester, this home offers a blissful retreat from busy city life while still providing easy access to local amenities and transport links. For those seeking a home that offers stunning living spaces, safety, comfort, and functionality, this property presented for sale packs everything one needs. Do not delay; beginning your new chapter of delightful living might be just a viewing away.



Ground Floor

Entrance Porch

7'7" (2m 31cm) x 6'8" (2m 3cm)

Enter through the composite front door into the large entrance porch with marble tiled floor, wall light.

Entrance Hall

Bright entrance hall with tiled flooring, radiator, alarm panel, leading to all ground floor rooms.



Extended Living Room with Summer Room

26' (7m 92cm) x 12'3" (3m 73cm)

Sumptuous living room with carpet to floor, radiator, set up for wall hung TV,

ample space for lounge furniture. Into the extended Summer room with carpet flowing through, UPVC double glazed windows with UPVC French doors leading onto the patio, two radiators.



Dining Room

12'3" x 11'2"

With carpet to floor, UPVC bay fronted double glazed leaded window, radiator, ample space for free standing dining table and chairs.

Kitchen Diner

19'11" (6m 7cm) x 8'11" (2m 71cm)

Bespoke kitchen diner boasting a large array of white HI-Gloss soft closing units with granite work surface and splash backs, integrated washer, drier, fridge freezer, dishwasher, five ring induction hob, double oven and microwave, floor spot lights, two UPVC double glazed windows to the rear aspect, one and half stainless steel sink with modern mixer tap, tiled flooring. Cupboard to one side housing Worcester Bosch Combi boiler.



Downstairs WC

4'5" (1m 34cm) x 2'7" (78cm)

Fully tiled with low level WC and window to the front aspect.

First Floor

Bedroom One

12'10" (3m 91cm) x 11'1" (3m 37cm)

First Double bedroom with carpet to floor, fitted wardrobes, carpet to floor, uPVC double glazed window to the front aspect.



Bedroom Two

11'3" (3m 42cm) x 9'7" (2m 92cm)

Second Double bedroom with carpet to floor, fitted wardrobes, carpet to floor, uPVC double glazed window to the rear aspect.



Bedroom Three

11' (3m 35cm) x 9'9" (2m 97cm)

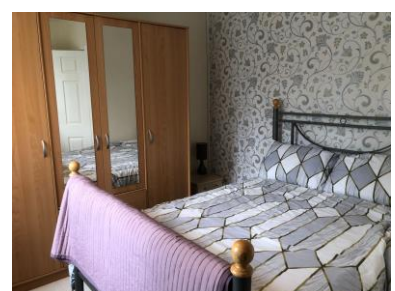
Third Double bedroom with carpet to floor, fitted wardrobes, carpet to floor, uPVC double glazed window to the rear aspect.



Bedroom Four

9'11" (3m 2cm) x 8' (2m 43cm)

Fourth bedroom with carpet to floor, two uPVC double glazed windows giving extra light, radiator.



Family Bathroom

9'5" (2m 87cm) x 6'4" (1m 93cm)

Bespoke, extended fully tiled family bathroom,

Outside

The front garden is fully paved for off road parking for several vehicles bordered by wood panel fencing, decorative wrought iron front and side gates with mature shrubbery to the front. The landscaped rear garden has amazing plants, flowers and shrubbery, large paved patio area with a pathway leading to the large garden shed. There is a side path leading to the front for bin access.

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

