



## Nearbrook Road, Manchester, M22

Asking Price

**£259,950**

Three Good Size Bedrooms

New Roof Fitted

Off Road Parking

Conservatory

Immaculate Interior

Landscaped Rear Garden with Koi Carp Pond

New Combi-Boiler

For sale on Nearbrook Road, Wythenshawe, Manchester is this delightful end terraced house. Affordably priced at an asking offer of £259,950, it features three spacious bedrooms, one bathroom, two reception rooms plus a Conservatory. This charming property offers ample living accommodation and is presented beautifully throughout with an immaculate interior.



Prepare to be impressed by the three good-sized bedrooms that provide an abundance of space for relaxation and rest. The bathroom exhibits modern design touches, giving it an impressive finish. The two reception rooms offer ample space for entertaining guests and spending quality family time. In addition, you will find off-road parking a convenience, making your commute hassle-free.



One of the standout features of this property is a newly fitted roof, which adds practicality along with being aesthetically pleasing. The home is also equipped with a new combi-boiler, ensuring a constant supply of hot water and heating efficiency.



Make your way outback to the lovingly landscaped rear garden, an oasis of tranquillity thanks to the Koi Carp Pond. This outside space is the perfect platform for outdoor dining, entertaining or simply unwinding with a good book. Additionally, this house benefits from a spacious conservatory, the perfect space to appreciate the beauty of the garden from the comfort of your home.



This superb end terraced house is a fusion of comfort and elegance, located in a sought after area of Wythenshawe, Manchester. It promises comfort and stylish living so be sure not to miss out on your chance to experience its charm firsthand.

In summary, this property embodies a combination of space, style, and modern comfort. From its three good-sized bedrooms, newly fitted roof and combi-boiler, to the landscaped garden and off-road parking, there's so much to fall in love with.



### **Ground Floor**

#### **Entrance Porch**

UPVC double glazed porch with a tiled floor, wall light, leading through into the hallway.

#### **Hallway**

With wood laminate to floor, radiator, under stair storage and leading to all ground floor rooms.

#### **Living Room**

*12' (3m 65cm) x 9' (2m 74cm) 2''*

With solid wood laminate to floor, newly installed modern coal effect gas fire, radiator, UPVC double glazed window to the front aspect, ample space for free standing lounge furniture.



#### **Dining Room**

*11' (3m 35cm) x 8' (2m 43cm) 10''*

With wood laminate to floor, radiator, UPVC double glazed patio doors leading through to the conservatory. Ample room for dining table and chairs.

## Kitchen

12' (3m 65cm) 7' (2m 13cm) 2"

Modern fitted kitchen with vinyl to floor, radiator, ample base and eye level units with complimentary work surface over and tiled splash back, five ring gas hob with electric oven and glazed splash back, ceramic sink unit with mixer tap, UPVC double glazed window and door to the rear aspect, plumbing and electrics for white goods.



## Conservatory

11' (3m 35cm) 2" x 8' (2m 43cm) 4"

UPVC double glazed Conservatory with a tiled floor, window blinds, ceiling light and fan, doors leading out onto the rear garden.



## First Floor

### Bedroom One

10' (3m 4cm) 3" x 9' (2m 74cm)

First double bedroom with wood laminate to floor, fitted mirrored wardrobe, UPVC double glazed window to the front aspect, radiator, ample space for double bed and free standing furniture.



### Bedroom Two

10' (3m 4cm) 2" x 8' (2m 43cm) 6"

Second double bedroom with wood laminate to floor, UPVC double glazed window to the rear aspect, radiator, ample space for double bed and free standing furniture.



### Bedroom Three

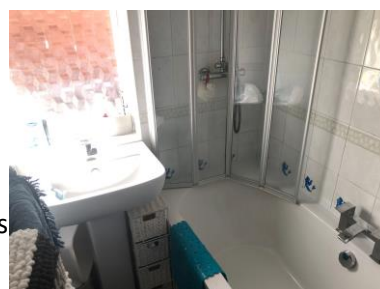
8' (2m 43cm) x 6' (1m 82cm) 4"

Large single bedroom with wood laminate to floor, UPVC double glazed windows to the rear aspect, radiator.



## Family Bathroom

With vinyl to floor, panel bath with modern mixer tap, shower over and glass shower screen, UPVC opaque double glazed window to the side aspect.



## Separate WC

With vinyl to floor, low level WC.

## Outside

To the front garden there is a decoratively paved driveway to one side and a mature lawn garden to the other bordered by wood panel fencing and a wrought iron front gate. The paving continues round the side of the property into the rear patio area. The landscaped rear garden is amazing with mature plants and shrubbery to the borders, a Koi Carp pond with water feature and pump, greenhouse, Gazebo seating area and lawn to one side bordered by wood panel fencing.

## 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

