



Tranby Close, Manchester, M22

Asking Price

£260,000

Three Bedroom Mid Terrace Family Home

Outside Gymnasium

Useful Loft Room

Full Size UPVC Bi-Fold Doors leading into the Rear Garden

Off Road Parking for Several Vehicles

Outside Bar

Bespoke South Facing Rear Garden

Walking Distance to Metrolink Tram Stop

Located in a popular residential area of Wythenshawe, this well-presented three-bedroom mid-terraced family home on Tranby Close is now available for sale with an asking price of £260,000. Offering generously proportioned living accommodation throughout, this property is ideal for families, first-time buyers or even those looking to upsize. Meticulously maintained and thoughtfully updated, this property combines practicality with style.



Upon entering, buyers are welcomed into a spacious lounge that leads directly into a bright open-plan kitchen and dining space which is ideal for both everyday family living and entertaining. Full-sized UPVC bi-fold doors open out into a beautifully landscaped, bespoke south-facing rear garden, seamlessly bringing the outdoors in. The garden has been thoughtfully designed to suit modern lifestyles, offering an inviting space complete with an outside gymnasium and a stylish bar area, promising excellent use in the warmer months and ideal for entertaining guests.



The upstairs accommodation includes three well-proportioned bedrooms and a modern family bathroom. A further benefit is the useful loft room, perfect for use as a home office, playroom or guest space depending on your family's needs. The exterior boasts ample off-road parking for several vehicles, a rare asset in the area, ensuring there's room for the whole household and additional visitors.

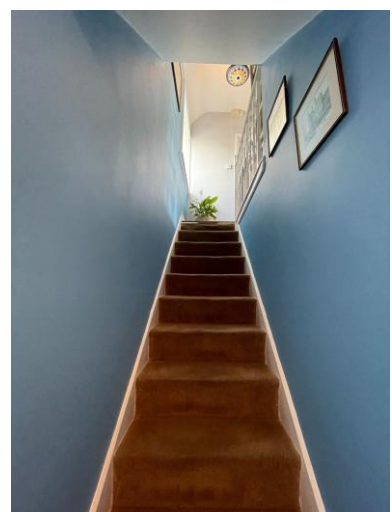


Situated within walking distance of the Metrolink tram stop, the property is perfectly positioned for those needing to commute into Manchester City Centre and surrounding areas. Local amenities are all within easy reach, including several supermarkets such as Tesco Extra and Aldi within a short driving distance. A good selection of local primary and secondary schools are nearby, making the area particularly appealing to families. For recreational activities, Wythenshawe Park and leisure centre are only a short walk away, offering green open spaces, sports facilities and events throughout the year.



Healthcare facilities including Wythenshawe Hospital are close by, and the property is also exceptionally well-connected to Manchester Airport, which is approximately 10 to 15 minutes away by car, making it ideal for frequent travellers. Train stations such as Manchester Airport and Gatley are within easy reach, complementing the excellent local and regional transport links.

This property truly offers the perfect combination of comfortable family living and convenient access to everything the surrounding area has to offer. Early viewing is highly recommended to appreciate the unique features and lifestyle opportunity available at Tranby Close.



Ground Floor

Hallway

Wood laminate to floor, meter cupboard

Living Room

16' (4m 87cm) 3" x 11' (3m 35cm) 9"

Spacious living room with solid wood flooring, feature fire place, radiator, full size UPVC double glazed Bi-Fold doors leading out onto the rear garden. Ample

space for free standing lounge furniture.

Kitchen Diner

14' (4m 26cm) 3" x 8' (2m 43cm) 2"

Large kitchen diner with vinyl to floor, ample base and eye level units with a tiled back splash, inset five ring gas hob with extractor over, electric oven and grill set in a tower unit, one and a half stainless steel sink unit with modern mixer tap, ample space for dining table and chairs.



Downstairs WC and Utility

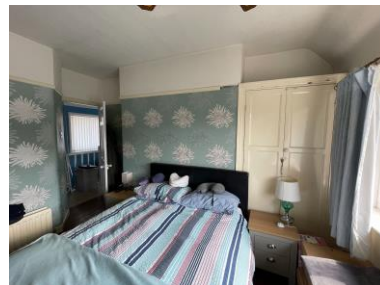
Downstairs WC with low level WC and hand wash basin combined. To the utility side there is plumbing and electrics for white goods and wall hung combi boiler. UPVC double glazed door leading to the rear garden.

First Floor

Bedroom One

11' (3m 35cm) x 9' (2m 74cm) 2"

First double bedroom with wood laminate to floor, storage cupboard, full length mirrored sliding wardrobes, radiator, UPVC double glazed window to the rear aspect.



Bedroom Two

13' (3m 96cm) 2" x 10' (3m 4cm) 3"

Second double bedroom with wood laminate to floor, radiator, UPVC double glazed window to the rear aspect.



Bedroom Three

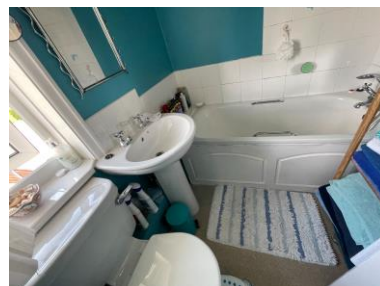
Single bedroom with wood laminate to floor, radiator, UPVC double glazed window to the front aspect.



Family Bathroom

5' (1m 52cm) 11" x 5' (1m 52cm) 3"

Three piece bathroom suite with panel bath with electric shower over, pedestal hand wash basin, low level WC, UPVC double glazed window.



Loft

22' (6m 70cm) 4" x 6' (1m 82cm) 5"

Large loft space with carpet to floor.

Gymnasium with Separate Storage Room

Gym 15' (4m 57cm) 2" x 8' (2m 43cm) 10" Storage Room 7' (2m 13cm) 5" x 6' (1m 82cm) 8"

The Gymnasium has wood laminate flooring, alarm, full electrics, UPVC double glazed patio doors, ceiling down lights, leading through into the storage area.

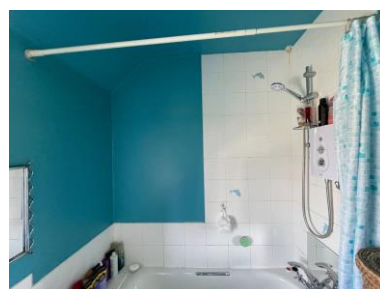
Bar

15' (4m 57cm) 6" x 11' (3m 35cm)

Full size bar with wood laminate to floor, doors leading onto the rear garden.

Outside

The front garden has a driveway for off road parking for several vehicles. The amazing South facing rear garden has full decking for Al Fresco Dining and entertaining.



Disclaimer

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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

