



**378 WYTHENSHAWE ROAD | MANCHESTER**

**OFFERS IN THE REGION OF £300,000**

An extended and recently refurbished terraced family house which needs to be seen to be appreciated. The deceptively spacious and well presented accommodation briefly comprises recessed porch, entrance hall, full depth living/dining room, contemporary fitted breakfast kitchen with integrated appliances and matching centre island, master bedroom with en suite WC, two further double bedrooms and modern bathroom/WC with separate wide shower enclosure. PVCu double glazing and gas central heating. Off road parking within the driveway. Rear gardens with a fence perimeter. Well placed for the Metrolink.

POSTCODE: M23 9DD

## DESCRIPTION

This extended terraced property has been refurbished by the current owners to provide contemporary open plan living space combined with modern fixtures and fittings to create an excellent family home. The location is ideal being positioned in a convenient location with local transport links on the door step including Wythenshawe Park Metrolink station.

The accommodation is superbly proportioned and presented throughout with a tastefully decorated full depth sitting/dining providing generous living space. The dual aspect breakfast kitchen has been refitted with a comprehensive range of high gloss units, a matching centre island with breakfast bar and features a range of integrated appliances. The breakfast kitchen also provides space for a table and chairs or perhaps the ability to create a separate study/office that would be ideal for those choosing to work from home.

At first floor level the spacious master bedroom benefits from an en suite WC. Unusually there are two further double bedrooms and a luxurious bathroom/WC with freestanding slipper bath and wide tiled walk-in shower.

PVCu double glazing has been installed together with gas fired central heating.

Off road parking is provided for two vehicles within the block paved driveway whilst the to rear the gardens incorporate a paved terrace and fence perimeter.

Viewing is essential to appreciate the the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Brick to the lower section, PVCu framed and double glazed above beneath a tiled roof. Leaded light effect PVCu double glazed/panelled door. Laminate wood flooring.

#### ENTRANCE HALL

Approached through an opaque double glazed/wood grain effect composite "Rockdoor" set within matching side-screens. Staircase to the first floor. Laminate wood flooring.

#### THROUGH LIVING/DINING ROOM **23'7" x 11'2" (7.19 x 3.40)**

An excellent full depth reception room with ample space for both a seating area and dining suite. A focal point of a living flmae gas fire set within a media wall. Leaded light effect PVCu double glazed oriel bay windows to the front and wide leaded light effect PVCu double glazed window to the rear. Laminate wood flooring. Television aerial point. Virgin media point. Two radiators. Wide opening to:

#### BREAKFAST KITCHEN **23'6" x 11'5" (7.16 x 3.48)**

Fitted with a comprehensive range of contemporary high gloss wall and base units beneath contrasting heat resistant work surfaces/up-stands and inset composite drainer sink. Matching centre island incorporating a breakfast bar. Integrated appliances include an eye level electric fan oven/grill, four ring induction hob, fridge/freezer and slimline dishwasher. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. Ample space for a table and chairs. Opaque PVCu double glazed/panelled stable door to the rear. Leaded light effect PVCu double glazed windows to the front and rear. Laminate wood flooring. Recessed LED lighting. Extractor fan. Radiator.

#### FIRST FLOOR

#### LANDING



## BEDROOM ONE

12'4" x 11'4" (3.76 x 3.45)

A spacious master bedroom with leaded light effect PVCu double glazed window to the rear. Television aerial point. Radiator.

## EN SUITE WC

White/chrome pedestal wash basin and low level WC.

## BEDROOM TWO

12'11" x 10'11" (3.94 x 3.33)

A well proportioned double bedroom with leaded light effect double glazed window to the front. Radiator.

## BEDROOM THREE

12'9" x 10'3" (3.89 x 3.12)

A further double bedroom with leaded light effect PVCu double glazed window to the front. Radiator.

## BATHROOM/WC

10'5" x 8'0" (3.18 x 2.44)

Fitted with a luxurious white/chrome suite comprising free standing slipper bath, pedestal wash basin with mixer tap and low level WC. Separate wide tiled walk-in shower with thermostatic rain shower plus hand held attachment. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Off road parking for two vehicles within the block paved driveway.

To the rear the gardens incorporate a patio terrace with gardens beyond laid with artificial grass.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

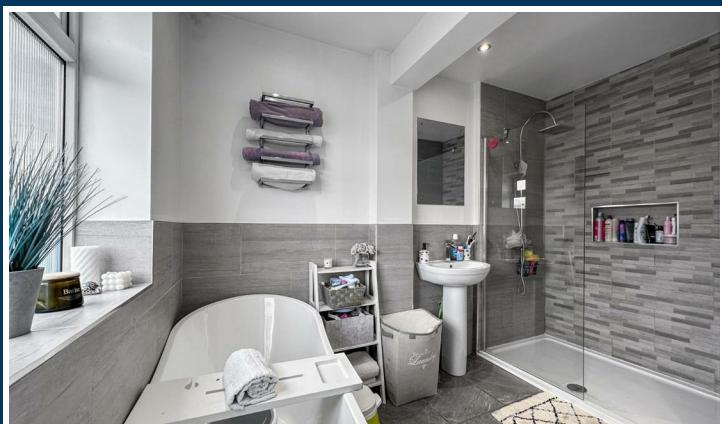
We are informed the property is held on a Freehold basis. This should be verified by your solicitor.

## COUNCIL TAX

Band "A"

## NOTE

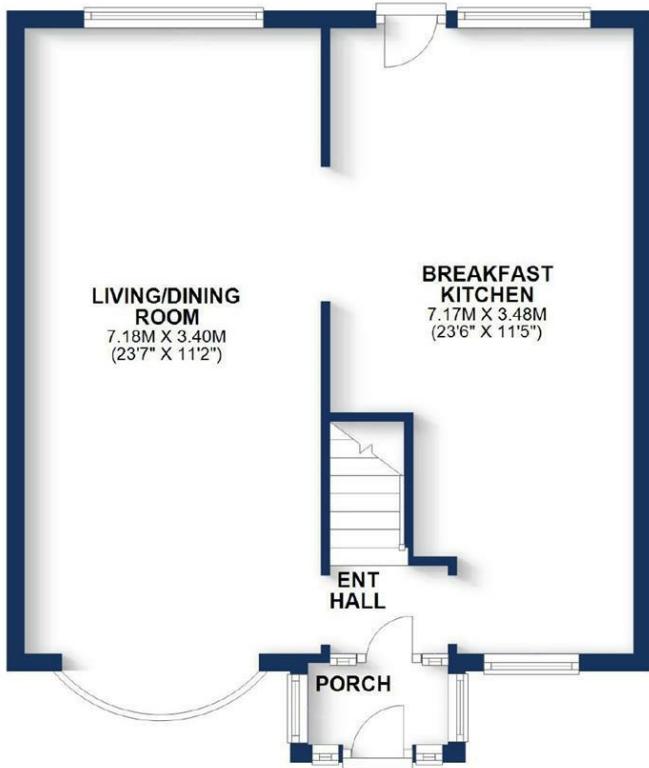
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 52.2 SQ. METRES (561.9 SQ. FEET)



## FIRST FLOOR

APPROX. 51.3 SQ. METRES (552.0 SQ. FEET)



TOTAL AREA: APPROX. 103.5 SQ. METRES (1113.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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