



133 Moorcroft Road, Manchester

£420,000 Freehold

CONSTRUCTED IN 2022 • CLOSE TO WYTHENSHAW PARK TRAM STATION • EXCLUSIVE DEVELOPMENT OF 8 TOWN HOUSES • ALLOCATED, GATED PARKING • PRONORM GERMAN KITCHEN AND INDESIT APPLIANCES • BUILT BY AWARD-WINNING BRANLEY HOMES • FOUR BEDROOMS, THREE BATHROOMS



We welcome to the market a fabulous townhouse constructed by the award-winning Branley Homes in 2022. The property sits in a brilliant location only 5 minute walk to Wythenshawe Park tram stop with direct trams into Manchester City Centre. With the beautiful Wythenshawe Park close by, this home is perfect for professional families looking for modern and spacious accommodation. Arranged over three floors and benefiting gated parking for two cars, this wonderful home is offered for sale with no onward chain.

Council Tax band: C

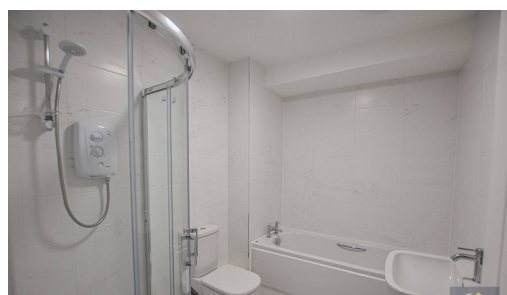
Tenure: Freehold

EPC Energy Efficiency Rating: B

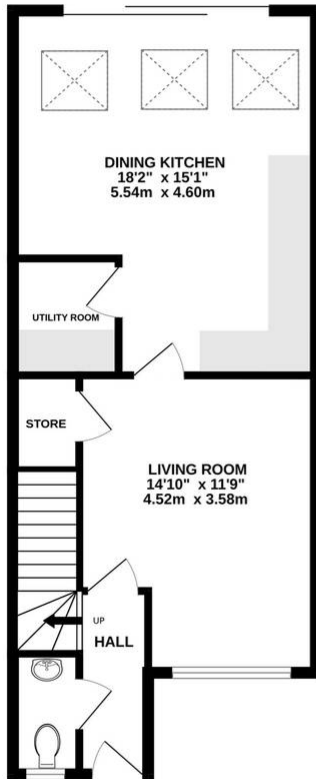
EPC Environmental Impact Rating: B



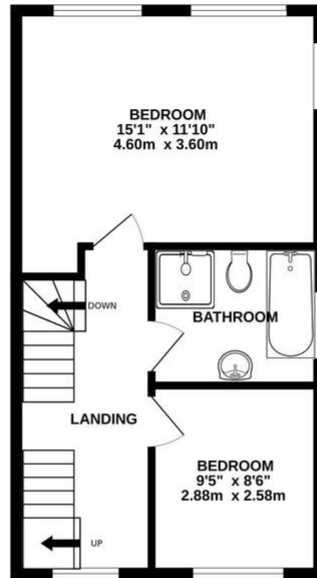
- › CONSTRUCTED IN 2022
- › CLOSE TO WYTHENSHAW PARK TRAM STATION
- › EXCLUSIVE DEVELOPMENT OF 8 TOWN HOUSES
- › ALLOCATED, GATED PARKING
- › PRONORM GERMAN KITCHEN AND INDESIT APPLIANCES
- › BUILT BY AWARD-WINNING BRANLEY HOMES
- › FOUR BEDROOMS, THREE BATHROOMS



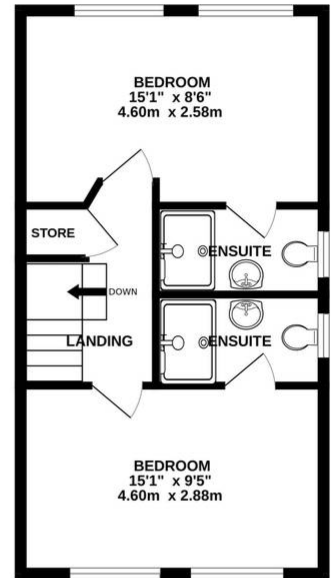
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

We welcome to the market a fabulous townhouse constructed by the award-winning Branley Homes in 2022. The property sits in a brilliant location only 5 minute walk to Wythenshawe Park tram stop with direct trams into Manchester City Centre. With the beautiful Wythenshawe Park close by, this home is perfect for professional families looking for modern and spacious accommodation. Arranged over three floors and benefiting gated parking for two cars, this wonderful home is offered for sale with no onward chain.

This marvelous family home is arranged over three floors and offers superb space. Boasting a stunning open-plan dining kitchen that spans the width of the house, large sliding doors open out to a lawned and fully enclosed rear garden. A handy utility room sits off the kitchen area providing useful storage space. The principle reception room is positioned off the entrance hall, where a WC can also be found.

The first floor is home to two of the four bedrooms, comprising a double and a single as well as the modern family bathroom with four piece suite. To the top floor there are two further double bedrooms, both with contemporary en-suite shower rooms. There is also the added benefit of fitted wardrobes to one of the bedrooms. Externally there is allocated parking for two cars via secure electric gates to the rear of the property.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

