ASHWORTH HOLME
Sales · Lettings · Property Management

28 PENARTH ROAD, M22 4AR
£365,000

3 1 2

DESCRIPTION

A BEAUTIFULLY PRESENTED AND THOUGHTFULLY EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME, ENJOYING A PEACEFUL POSITION IN A POPULAR AND HIGHLY CONVENIENT RESIDENTIAL SETTING.

This superb family home offers well-balanced and versatile accommodation extending to just over 1000 SQFT, making it an ideal choice for growing families seeking additional living space in a well-connected location. Situated within a peaceful and sought-after residential neighbourhood, the property enjoys excellent access to Manchester City Centre, Manchester Airport, Wythenshawe Hospital, the M56/M60 motorway network, as well as reliable local tram and bus services.

In brief, the accommodation comprises: welcoming entrance hallway, generous bay-fronted living room, and a superb open-plan dining kitchen creating an excellent social hub for both everyday family living and entertaining, with the fitted kitchen offering ample storage and workspace. A particularly valuable addition is the ground floor extension, creating a versatile additional reception room currently used as a family/play room, ideal for those requiring flexible living space. Beyond this is a highly practical utility room with downstairs WC. To the first floor there are three well-proportioned bedrooms, including two excellent doubles, all served by a modern family bathroom.
Externally, the property benefits from off-road parking to the front, whilst to the rear is a low-maintenance enclosed garden with patio seating area and attractive panelled fencing, creating an ideal space for relaxing or entertaining.

A fantastic family home in a convenient and well-connected location, ready to move straight into.

KEY FEATURES

- Extended three bed semi-detached
- Impressive open-plan dining kitchen
- Useful utility room with downstairs WC
- Low maintenance enclosed rear garden
- Over 1000 SQFT of versatile accommodation
- Additional family / play room extension
- Off-road parking to the front
- Excellent access to transport links

MARVEL

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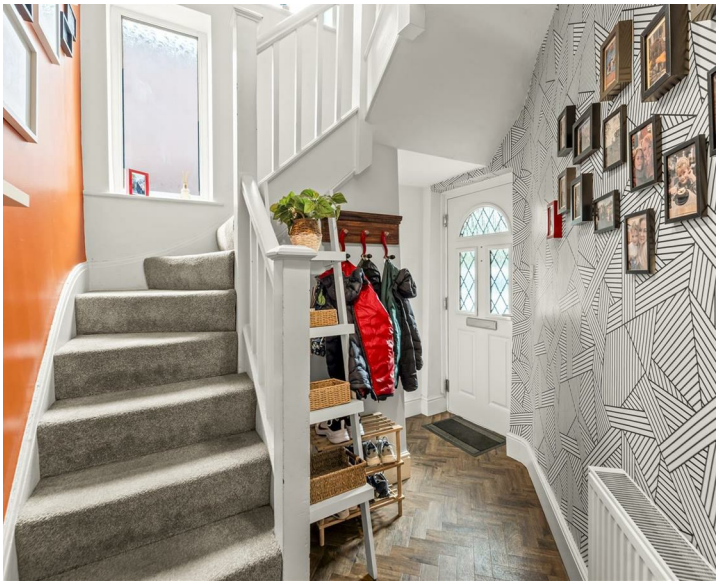
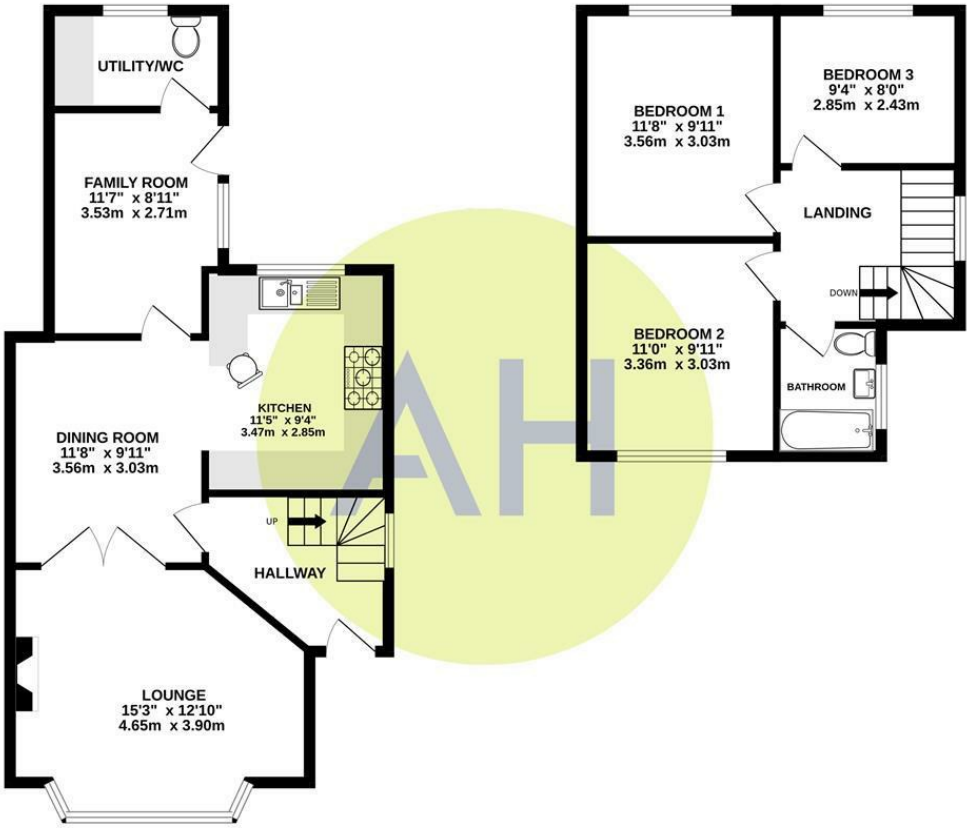


FLOOR PLANS

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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.
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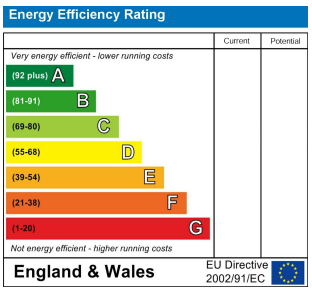

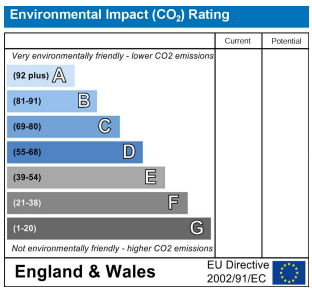

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