Situated on the charming Hawthorn Road in Manchester, this delightful extended semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is designed to accommodate modern living with ease. The accommodation on offer briefly comprises: entrance porch, spacious hallway, lounge and kitchen diner to the ground floor. First floor consists of three spacious bedrooms and accessible wet room.

Outside, the property features a spacious driveway, providing off-road parking for multiple vehicles. The expansive rear garden is a true highlight, laid mainly to lawn with a patio area, ideal for summer gatherings or quiet evenings outdoors. The garden is bordered by attractive shrubs, adding a touch of greenery and privacy.

This home is not only a sanctuary but also a canvas for your personal touch. With its generous living spaces and outdoor area, it is perfect for those seeking a blend of comfort and convenience in a vibrant Manchester location. Don't miss the chance to make this wonderful property your own.

CLARKE & CO.

the property professionals

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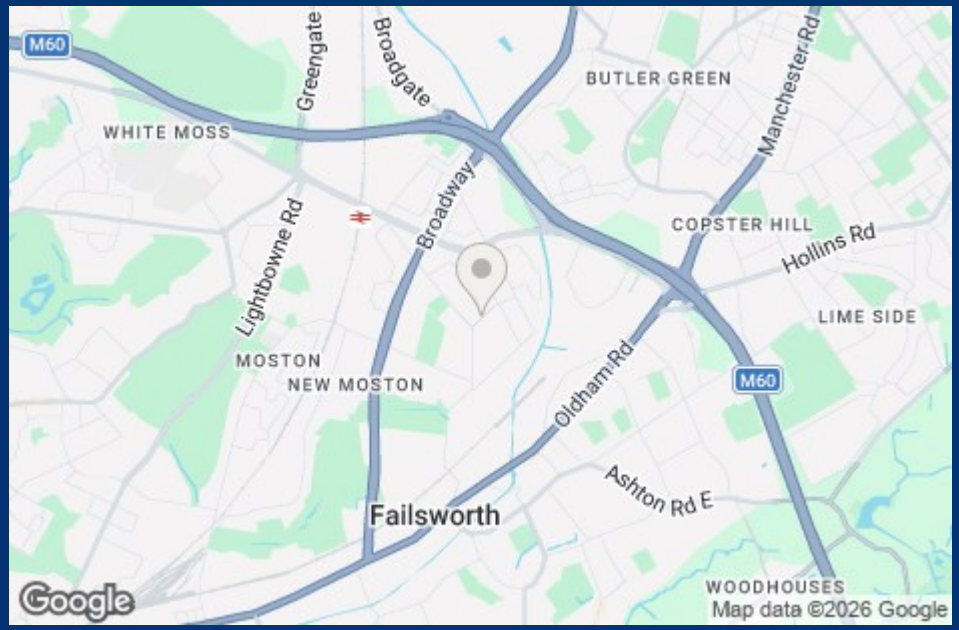
HAWTHORN ROAD, MANCHESTER, M40 3RH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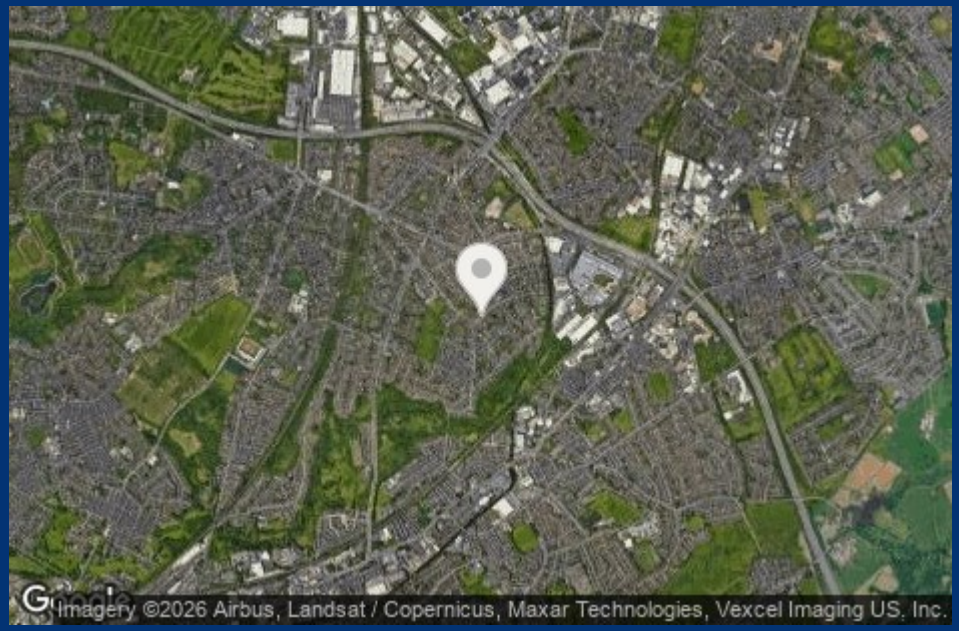
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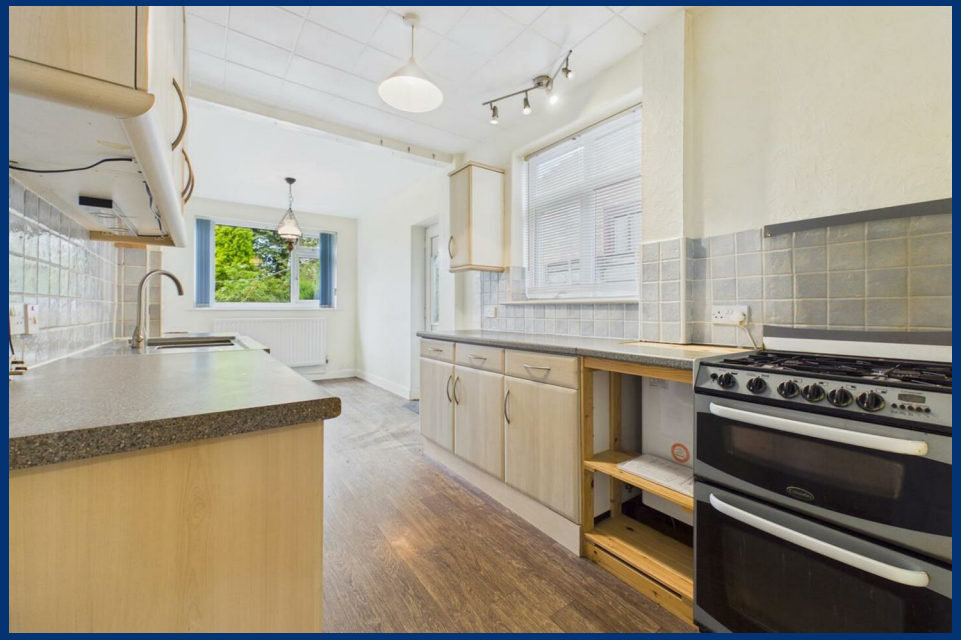


Accommodation and Amenities

Entrance porch
Brick and upvc double glazed construction with inner timber door.

Hallway
Stairs to first floor with under stairs storage and radiator

Living Room
This spacious living room is bright and inviting, with a large bay window flooding the space with natural light and French doors that open out to the rear garden. A traditional fireplace with a electric fire creates a charming focal point.

Kitchen
The kitchen is a long, narrow space fitted with a range of wall and base cabinets providing ample storage. Work surfaces run along both sides, complemented by a tiled splashback. It benefits from a side facing window and a window at the far end overlooking the garden. There is space for appliances including an oven, washing machine and fridge. At the rear, a dining area offers room for a table and chairs, with plenty of natural light streaming in from the window.

Bedroom 1
This bedroom features built-in mirrored wardrobes and a dressing area. A rear facing window provides views over the garden and fills the room with natural light, making it a restful space.

Bedroom 2
Rear facing window and radiator.

Bedroom 3
Front facing bay window and radiator.

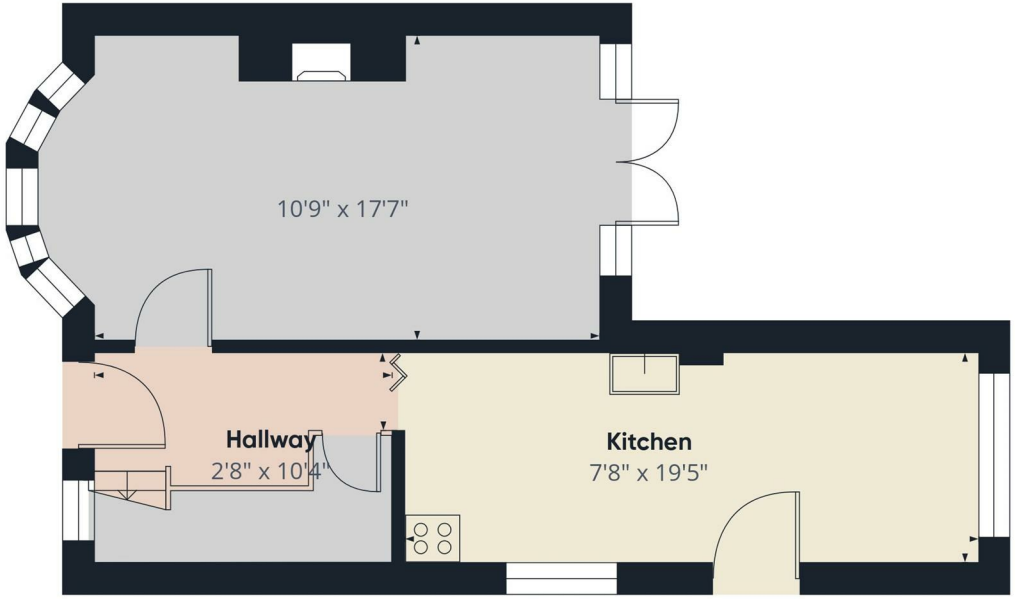
Bathroom

The room benefits from a walk-in shower area with wall-mounted shower controls,
wall-mounted wash basin sits beneath a large frosted window, providing plenty of natural light while maintaining privacy. The bathroom is completed with a close-coupled WC and a heated towel rail.

Externally

To the front of the property, a paved driveway offers off-street parking and is bordered by mature shrubs and small trees that provide privacy and greenery. The side pathway leads to a gated access beside the house.

The rear garden is a generous and well-maintained outdoor space, mainly laid to lawn with a variety of mature shrubs and small trees to the borders. A paved patio area leads directly from the back door, providing an ideal space for outdoor seating and entertaining. Enclosed by fencing, the garden offers a private and peaceful setting, with plenty of space for keen gardeners, outdoor activities, and children or pets to enjoy.



Floor 0

Floor 1

Approximate total area(1)

842 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Terms

LEASEHOLD

PRICE: £250,000

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