



Garthorp Road, Manchester, Brooklands, M23

Asking Price: £265,000

Freehold

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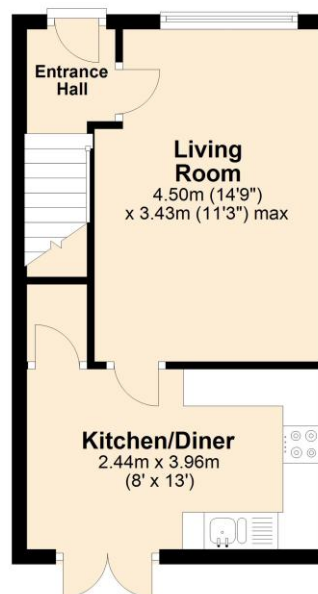
Located in a highly convenient and well-connected area, this property benefits from close proximity to a wide range of local amenities, excellent transport links including the Metrolink, Manchester Airport, and easy access to the M60 and M56 motorway networks. For those who enjoy outdoor space, there are several nearby green areas, most notably Wythenshawe Park, offering scenic walks, leisure facilities, and a great environment for families. This makes the property an ideal choice for first-time buyers looking to step onto the property ladder, professional couples seeking accessibility, or buy-to-let investors aiming for a strong rental location.

Having recently been tastefully redecorated throughout, the home is presented in move-in ready condition with a fresh, neutral finish that will appeal to a wide range of buyers. The ground floor accommodation comprises a welcoming entrance leading into a bright and airy living room, perfect for relaxing or entertaining. To the rear, there is a modern kitchen diner fitted with a range of base and eye-level units, offering ample storage and workspace. The dining area provides a great space for family meals, while patio doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless indoor-outdoor flow.

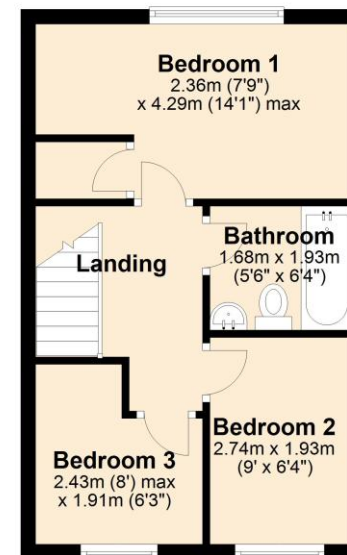
To the first floor, the property offers three well-proportioned bedrooms, including two generous double bedrooms and a versatile third room which could serve as a single bedroom, nursery, or home office. Completing the accommodation is a contemporary white three-piece bathroom suite, finished to a modern standard.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for two vehicles. To the rear, an enclosed garden offers a private outdoor space, mainly laid to lawn and bordered by timber fencing, making it ideal for families, pets, or summer entertaining.

Ground Floor
Approx. 29.6 sq. metres (318.5 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.1 sq. feet)



Total area: approx. 58.9 sq. metres (633.6 sq. feet)

- EPC Grade D
- Freehold
- Council Tax Band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.