



**Cherington Close, Manchester, Northern Moor,
M23**

Guide Price: £275,000

Leasehold

Cherington Close, Manchester, Northern Moor, M23

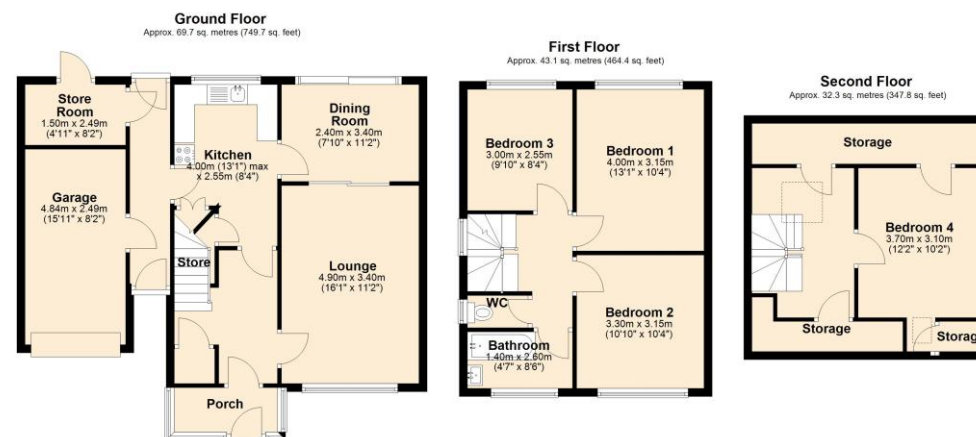
This spacious four-bedroom semi-detached home on Cherington Close is offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking a property with great potential. Requiring modernisation throughout, the home provides a fantastic canvas to create a stylish and contemporary living space tailored to individual tastes. Ideally situated, the property benefits from close proximity to motorway networks, Wythenshawe Park, and the Metrolink, making it convenient for commuters and families alike.

To the front, the property features a driveway providing off-road parking, alongside an integral garage and a front garden laid to lawn. Entry is via an entrance porch leading into a welcoming hallway, which includes useful storage and a unit housing the solar panel controls. To the right, the living room is bright and spacious, benefitting from a large window to the front elevation and sliding doors opening into the dining room. The dining room enjoys views of the rear garden and features patio doors providing direct access outside, making it ideal for entertaining.

The kitchen is fitted with a range of base and eye-level units and includes a window overlooking the garden. Additional features include under-stairs storage and a door leading to a covered walkway, which provides access to both the front and rear of the property. From here, there is also entry to the integral garage, offering excellent potential for conversion (subject to the necessary consents), and a useful storage room to the rear.

The first floor comprises three generously sized bedrooms, along with a family bathroom and a separate WC. The second floor offers further versatile accommodation, including a landing area with a skylight, eaves storage, and space suitable for a home office. The fourth bedroom is a double room with a window to the front elevation.

Externally, the rear of the property boasts a private and enclosed garden, mainly laid to lawn and complemented by a pond, as well as a variety of flowering plants and shrubs, creating a peaceful outdoor space with plenty of potential for landscaping.



Total area: approx. 145.1 sq. metres (1561.9 sq. feet)

- Leasehold
- 999 years from 25 March 1957
- Ground Rent £11 pa
- EPC TBC
- Council Tax Band C





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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.