



Garthorp Road, Manchester, M23

Guide Price: £270,000

Freehold

Garthorp Road, Manchester, M23

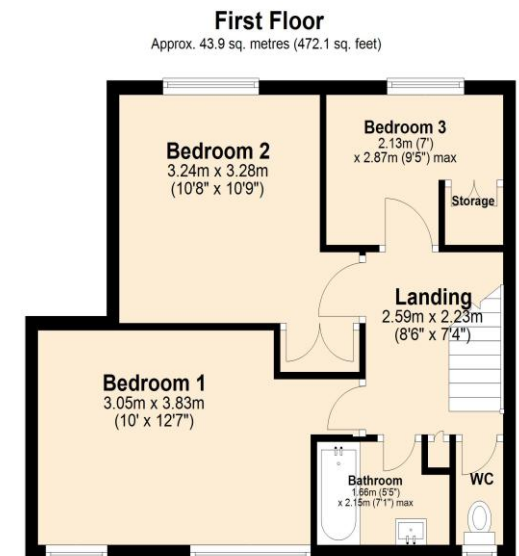
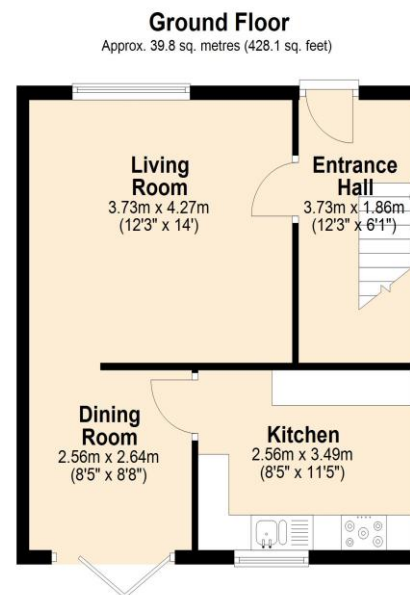
This attractive three-bedroom mid-terrace home on Garthorp Road offers a fantastic opportunity for families and first-time buyers alike, ideally positioned close to the Metrolink, major motorway networks, Wythenshawe Hospital, and a wide range of local amenities. The property benefits from residents parking and enjoys a pleasant outlook to the front, set behind a grass verge with gated access leading into a well-maintained front garden featuring raised flower beds and established hedge boundaries.

Upon entering, you are welcomed into a spacious entrance hall which provides excellent built-in storage, perfect for modern family living. To the right, the bright and airy living room creates a warm and inviting space, complete with a charming log burner. An archway leads seamlessly through to the dining area, where bi-folding doors open out onto the rear garden, allowing for plenty of natural light and offering an ideal space for entertaining. The kitchen is fitted with a modern range of base and eye-level units, offering ample storage and workspace, along with space for essential appliances.

Upstairs, the property offers three well-proportioned bedrooms, two of which are generous doubles. The bathroom is fitted with a contemporary suite, including a shower over the bath and a vanity wash hand basin, while the WC is conveniently separate.

Externally, the rear garden is fully enclosed by fence and hedge boundaries, providing a private and secure outdoor space. It is mainly laid to lawn, complemented by a raised patio area perfect for outdoor dining, along with useful brick-built outhouse offering additional storage, electric supply and space for a dryer.

- Freehold
- EPC Grade D
- Council Tax Band A



Total area: approx. 83.6 sq. metres (900.2 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 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.