



Stage Street, Wythenshawe, Manchester, M23

Offers Over: £395,000

Freehold

Stage Street, Wythenshawe, Manchester, M23

A superb opportunity to acquire this beautifully presented modern three storey semi-detached home, ideally positioned on Stage Street in the ever-popular Northern Moor area. The property enjoys a highly convenient location within easy reach of the motorway networks, Manchester Airport and neighbouring areas including Northenden, Didsbury and Sale Town Centre, offering an excellent range of shops, restaurants, schools and transport links.

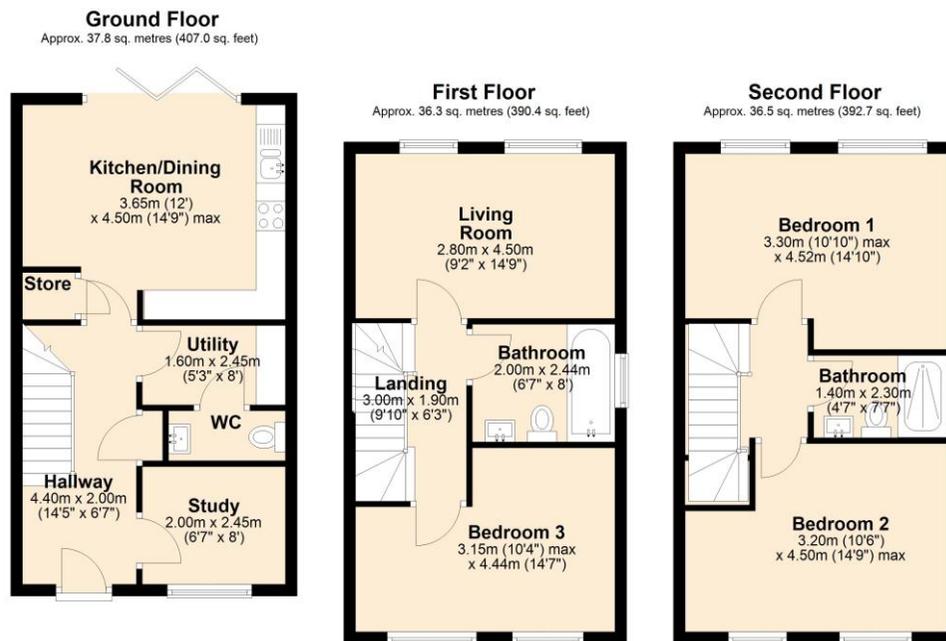
To the front of the property there is off-road parking via a driveway complete with an EV charging point, alongside a neatly lawned front garden and gated access leading to the rear.

Upon entering the ground floor, the entrance hall provides access to a versatile study/play room positioned to the right, ideal for home working or family use. To the rear of the ground floor is a useful utility room and a downstairs WC. The heart of the home is the impressive dining kitchen, fitted with a comprehensive range of base and eye level units complemented by granite work surfaces and integral appliances. Tiled flooring enhances the contemporary finish, while bi-folding doors open out to the rear garden, creating a seamless indoor-outdoor living space perfect for entertaining.

The first floor offers flexible accommodation, currently arranged with a spacious living room to the rear which is presently utilised as a fourth bedroom and benefits from bespoke fitted wardrobes. To the front is a generously sized bedroom, with a modern fitted bathroom conveniently positioned between the two rooms.

The second floor comprises two further well-proportioned bedrooms, both featuring fitted wardrobes, along with an additional bathroom complete with shower facilities, providing ideal accommodation for growing families or guests.

Externally, the property boasts an enclosed and generous rear garden, mainly laid to lawn with secure fenced boundaries. The garden offers excellent space for outdoor enjoyment and presents significant potential for extension, subject to the necessary planning permissions.



Total area: approx. 110.6 sq. metres (1190.0 sq. feet)

- Freehold
- EPC B
- Council Tax D





Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	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.