



Amberwood Drive , Manchester, M23

Asking Price of £315,000



Property Features

- Three Bedroom Semi-Detached House
- Modern Fitted Bathroom and Kitchen
- South Facing Rear Garden
- Double Glazed Throughout
- Off-Road Parking
- Conservatory/Additional Reception Room
- Sought-after Location
- Close to Local Amenities
- Chain Free Sale
- Buy to Let Opportunity



Full Description

Offered chain free, this beautifully presented three-bedroom semi-detached home has been recently modernised to a high standard throughout. The property offers well-proportioned accommodation including a bright and spacious lounge, a stylish kitchen/breakfast room, a modern family bathroom and a versatile conservatory providing additional living space.

The conservatory opens onto a south-facing rear garden, which backs directly onto woodland, offering a high degree of privacy as it is not overlooked. Further benefits include off-road parking, a garage, and a highly sought-after location close to local amenities, well-regarded schools and excellent transport links.



LOUNGE

15' 7" x 10' 2" (4.76m x 3.10m)

The lounge is located to the front of the property and benefits from a front-aspect uPVC double-glazed bay window, flooding the room with natural light. Additional features include carpeted flooring, a pendant light fitting, a single-panel radiator, and stylish wood panelling to the lower part of the walls. The room also offers television and telephone points, along with a gas fireplace with a wooden surround and tiled hearth, creating an attractive focal point.



KITCHEN/BREAKFAST ROOM

8' 2" x 16' 1" (2.51m x 4.92m)

The modern kitchen/breakfast room is well equipped with a range of stylish fitted units, including matching base and wall cabinets complemented by a matching breakfast bar. There is an integrated sink and a half with mixer tap, integrated oven, and a gas hob with a contemporary extractor hood above.



Stylish metro tiling features to part of the walls, and there is space for a dishwasher, fridge freezer and washing machine. Additional features include recessed spotlighting, luxury vinyl tile flooring, and a rear-facing uPVC double-glazed window. uPVC French doors open into the versatile conservatory, providing additional living space and views over the rear garden.



CONSERVATORY

11' 1" x 10' 0" (3.40m x 3.07m)

The versatile conservatory provides an excellent additional reception space and is accessed via French doors from the kitchen/breakfast room. The room benefits from wrap-around rear and side aspect uPVC double-glazed windows, allowing plenty of natural light to fill the space.

uPVC French doors open directly onto the south-facing rear garden, creating a seamless connection between indoor and outdoor living. Additional features include luxury vinyl tile flooring and two wall-mounted uplighters, enhancing the room's bright and inviting atmosphere.



BEDROOM ONE

13' 5" x 9' 8" (4.10m x 2.96m)

Bedroom one is located to the front of the property and features a front-aspect uPVC double-glazed window fitted with a roller blind. Additional features include carpeted flooring, two pendant light fittings, and a double-panel radiator.

The room also benefits from a stud wall partition, which has been used to divide the space into separate sleeping and dressing areas. This partition can easily be removed if preferred, allowing the room to be restored to one larger space.



BEDROOM TWO

10' 0" x 9' 4" (3.07m x 2.87m)

Bedroom two is located to the rear of the property and benefits from a rear-aspect uPVC double-glazed window, fitted with a roller blind and offering pleasant views over the rear garden and woodland beyond. Additional features include built-in wardrobes, carpeted flooring, a pendant light fitting, and a single-panel radiator.



BEDROOM THREE

9' 8" x 7' 1" (2.97m x 2.18m)

Bedroom three is located to the front of the property and features a front-aspect uPVC double-glazed window fitted with Venetian blinds. The room benefits from carpeted flooring, a stylish vertical panel radiator, a pendant light fitting, and an additional extended pendant light conveniently positioned to function as a bedside light.



Practical features include an ideally located television point and power socket, perfect for a wall-mounted TV, as well as two built-in storage cupboards providing useful additional space.



BATHROOM

5' 10" x 5' 8" (1.79m x 1.74m)

Bedroom one is located to the front of the property and features a front-aspect uPVC double-glazed window fitted with a roller blind. Additional features include carpeted flooring, two pendant light fittings, and a double-panel radiator.



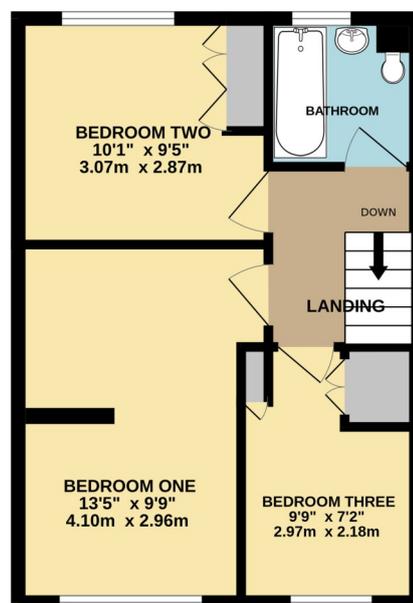
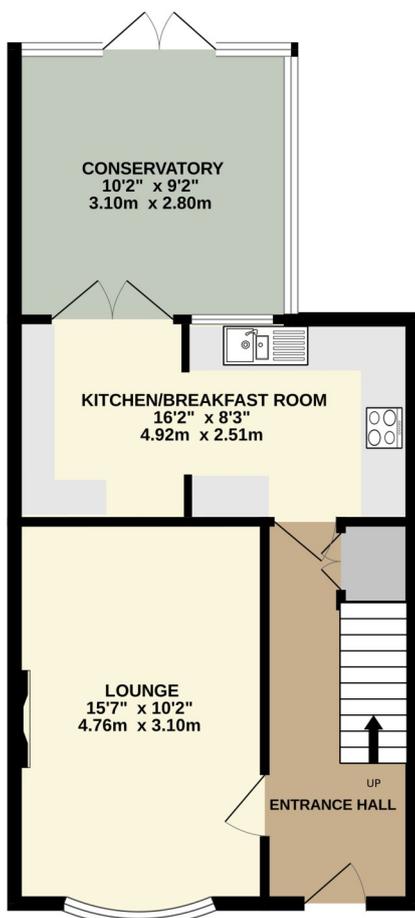
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EXTERNAL

The front of the property features a spacious driveway providing off-road parking for up to three vehicles, flanked on both sides by timber panel fencing. A spacious side return with double gates provides convenient access to the rear garden and garage.

The rear garden enjoys a south-facing aspect and backs directly onto woodland, providing a good degree of privacy as it is not overlooked. The garden is mainly laid to lawn with a patio area to the rear, ideal for outdoor seating and entertaining. There is also access to the garage, offering useful additional storage. The garden is enclosed on three sides by timber panel fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in 1970.
- 2. When did the current owners purchase this house?** The current owners have owned the property for circa 30 years.
- 3. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.
- 4. What is the internet speed like in this location?** In this location, full fibre broadband is available in this location.
- 5. Has any work been carried out at this property?** The property has been modernised throughout, but no structural work has been completed.
- 6. Which are the current owner's favourite aspects of this property?** The current owners particularly appreciate the south-facing rear garden, which is not overlooked and the size of the plot.
- 7. How much is the council tax at this property?** The property is in the Manchester City Council and is Band B, currently £1,798.26 per annum.
- 8. Is there access to the loft space, and has it been boarded for storage?** Yes, there is a loft hatch in the first-floor landing, and the loft is partially boarded for storage and houses the boiler.
- 9. Is there a chain associated with this sale?** No, the property is offered chain-free.