



5 Holwick Road, Manchester, M23 0JG  
£250,000

PROPERTY  
PERSPECTIVE

## The Property Perspective

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Located in a well-established residential area of Wythenshawe, 5 Holwick Road benefits from excellent access to a wide range of local amenities, schools and transport links. Nearby you'll find convenient shopping facilities including Wythenshawe Town Centre, offering supermarkets, retail outlets and everyday essentials, while families are well served by a selection of local primary and secondary schools. The area is also known for its abundance of green space, with the beautiful Wythenshawe Park just a short distance away, providing open parkland, walking trails and leisure facilities. Commuters are particularly well positioned, with easy access to the M56 and M60 motorway networks, nearby Metrolink services from Wythenshawe Town Centre Metrolink Stop, and Manchester Airport all within convenient reach.

The property itself is a three-bedroom semi-detached home offering generous room proportions and excellent potential for modernisation, making it an ideal opportunity for buyers looking to add value. The ground floor comprises a spacious living room, dining room with sliding doors opening onto the rear garden, and a kitchen which also provides direct garden access. To the first floor are three well-sized bedrooms, along with the bathroom and separate WC, with all bedrooms offering excellent space rarely found in newer homes. Externally, the property benefits from a large rear garden mainly laid to patio and lawn, providing plenty of outdoor space for families or future landscaping, while to the front is a driveway offering off-road parking.

### Front

Driveway for two

### GROUND FLOOR

#### Living Room 13'9" x 10'2" (4.2m x 3.1m)

Wood floor, window to side, stairs to first floor, storage under stairs, wallpaper walls, door to living room, gas fire.

#### Dining Room 8'2" x 7'6" (2.5m x 2.3m)

Window to front, wood flooring, painted walls

#### Kitchen 11'9" x 8'10" (3.6m x 2.7m)

Wood floors, sliding doors to garden, door to kitchen, painted walls, radiator

### FIRST FLOOR

#### Bedroom 15'1" x 9'10" (4.6m x 3m)

Front facing, window to front, carpet, painted walls, radiator.

#### Bedroom 12'5" x 9'2" (3.8m x 2.8m)

Rear facing, window to rear, carpet, painted walls, radiator, integrated storage with boiler.

#### Bedroom 10'2" x 9'6" (3.1m x 2.9m)

Front facing, window to front, carpet, radiator, painted walls

#### Bathroom 7'2" x 5'2" (2.2m x 1.6m)

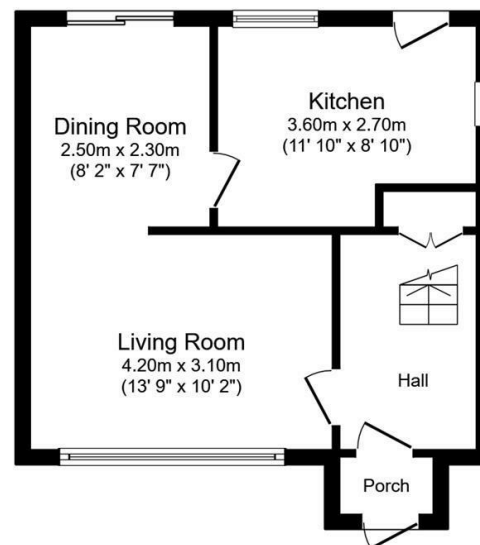
Pebble and concrete flooring, three piece suite with over bath electric shower, window to rear, heated towel rail, tiled walls.

#### W.C 5'2" x 2'3" (1.6m x 0.7m)

Pebble and concrete floor, window to rear, painted walls, toilet

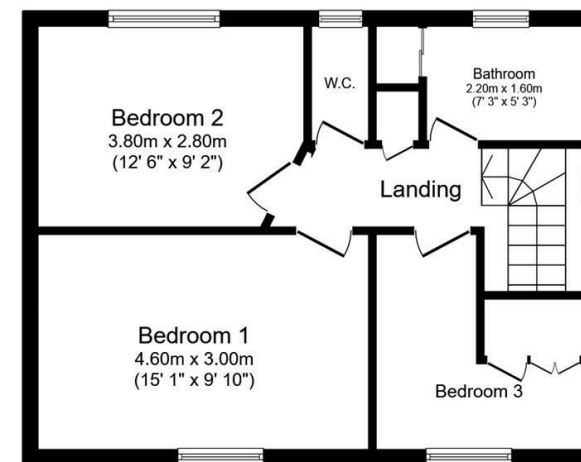
#### Rear Garden

Patio, lawn, wood and brick wall borders, side gate access, outbuilding.



Ground Floor

Floor area 37.8 sq.m. (406 sq.ft.)



First Floor

Floor area 44.8 sq.m. (483 sq.ft.)

Total floor area: 82.6 sq.m. (889 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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