

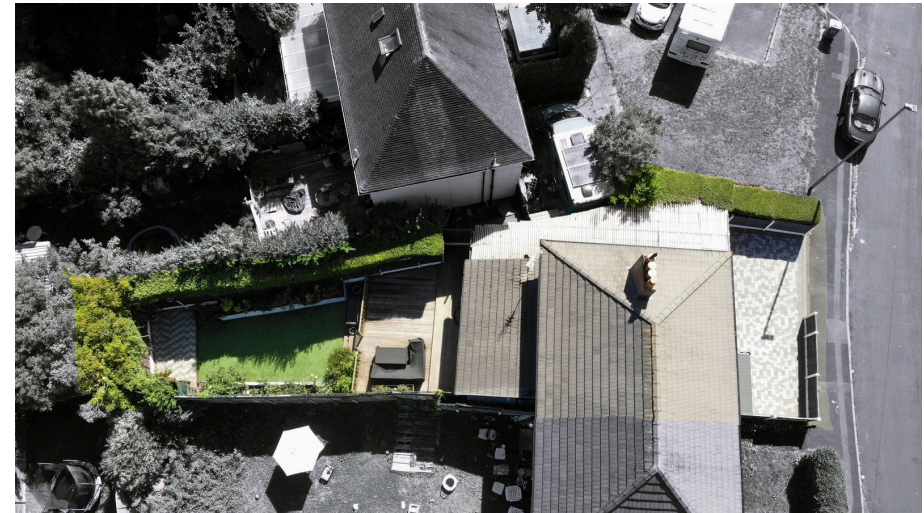


Meliden Crescent, Wythenshawe

Guide Price £325,000

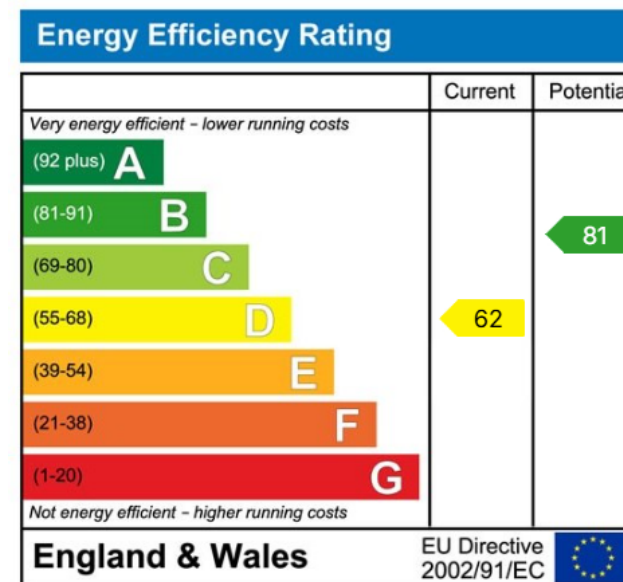
3 2 2

- Beautifully presented and substantially extended semi-detached family home.
- Conveniently located for local amenities, with Crossacres Tram Station providing links to Manchester City Centre and Wilmslow Airport.
- Spacious living room featuring a large bay window and built-in surround-sound system.
- Extensive extension incorporating a utility area, ground-floor bathroom and versatile additional reception room/guest bedroom.
- Block-paved driveway, carport/garage, private rear garden with decked sun terrace, patio, artificial lawn, raised flower beds, security system and external lighting.
- Generous garden plot within a popular residential enclave in Wythenshawe.
- Offered for sale with the benefit of no onward vendor chain.
- Immaculate dining kitchen with a range of high-quality built-in appliances and ample storage.
- Three well-sized first-floor bedrooms, with two benefiting from built-in fitted furniture, plus a third EPF De/ Shower Room.
- Fitted Kitchen - A



A beautifully presented and substantially extended semi-detached family home, set within a generous garden plot in a popular Wythenshawe residential area. The property offers excellent living accommodation, including a spacious living room with bay window and surround-sound system, an immaculate dining kitchen with integrated appliances, utility area, ground-floor bathroom and versatile additional reception room/guest bedroom. To the first floor are three well-sized bedrooms, two with fitted furniture, alongside a modern three-piece shower room. Externally, the property benefits from a block-paved driveway, carport/garage, private rear garden with decked terrace, patio, artificial lawn and raised flower beds. Further benefits include a built-in security system, exterior lighting and no onward vendor chain.





9 Gatley Road, Cheadle, Cheshire SK8 1LY Tel. 0161 428 1488 Fax. 0161 428 1479
Email. mail@andrewdawson.co.uk