



**Foxfield Road, Wythenshawe, Manchester, M23**

**Offers Over: £285,000**

*Freehold*

# Foxfield Road, Wythenshawe, Manchester, M23

This well-presented four-bedroom terraced property is situated on Foxfield Road in Newall Green, offering an excellent family home with a wide range of local amenities, schools and transport links close by.

To the front of the property is a block-paved driveway providing off-road parking, together with a side ginnel offering convenient access to the rear garden. The home also benefits from solar panels, helping to reduce daytime energy costs. A brick-built porch provides a practical space for storing shoes and coats before entering the main living accommodation.

The front door opens into a spacious and welcoming living room featuring a large front-facing window that fills the room with natural light. The room benefits from built-in shelving and useful under-stair storage. French doors lead through to the dining room, which offers tiled flooring and fitted storage cabinets, creating an ideal space for family dining and entertaining.

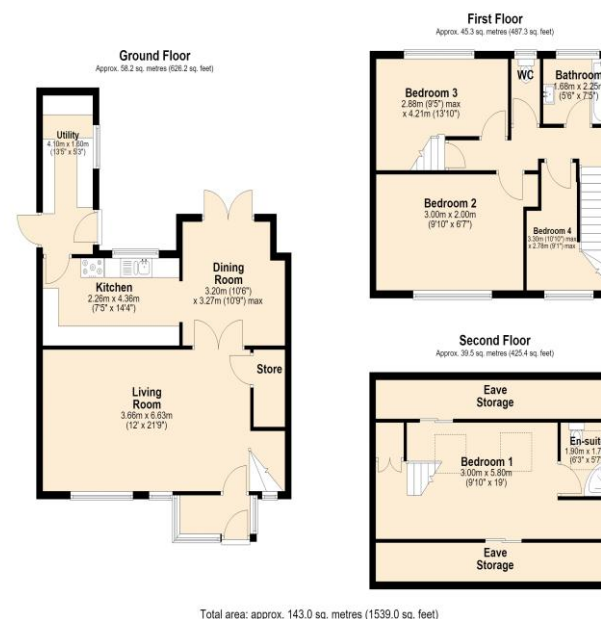
An open archway leads into the modern kitchen, fitted with sleek black gloss units, integrated appliances and ample worktop space. Beyond the kitchen is a generously sized utility room with space for a washing machine and tumble dryer, along with extensive storage. From here, there is access to both the rear garden and the side ginnel. The ground floor benefits from electric underfloor heating, while the first and second floors are served by gas central heating.

The first floor comprises three well-proportioned bedrooms. The principal bedroom is positioned at the front of the property and features a large window, fitted wardrobes, and plenty of space for additional bedroom furniture. Across the landing is a second spacious double bedroom overlooking the rear garden. The third bedroom, which also benefits from fitted wardrobes, is currently used as a child's bedroom but would also make an ideal home office, nursery or dressing room.

The family bathroom is fully tiled and fitted with built-in storage units, a luxurious whirlpool bath with shower over, and a wash basin. A separate WC provides additional convenience for family living.

Occupying the second floor is an impressive loft conversion, creating a spacious fourth double bedroom. This room benefits from Velux windows, generous storage space and an en-suite shower room comprising a large shower enclosure, WC and wash hand basin. The Velux windows enjoy attractive views overlooking the Foxfield allotments.

Externally, the rear garden enjoys a desirable south-facing aspect and has been designed for low maintenance and outdoor enjoyment, featuring a decked seating area that steps down onto a paved garden. A small pond adds a pleasant focal point, creating a relaxing outdoor space for entertaining or unwinding.



- Freehold
- EPC Grade TBC
- Council Tax Band A





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