



**GASCOIGNE
HALMAN**

Firbank Road, Manchester
Asking Price £380,000

THE AREA'S LEADING ESTATE AGENCY



A fantastic opportunity to acquire this spacious four-bedroom detached bungalow, ideally positioned on a generous plot in a popular residential area of Wythenshawe. Viewings come highly recommended.

Property details

- Spacious four-bedroom detached bungalow on a generous plot
- Bright and airy lounge with excellent natural light
- Flexible layout ideal for families, downsizers or home working
- Enclosed rear garden perfect for relaxing or entertaining
- Prime Wythenshawe location with easy access to Manchester Airport and the M56 motorway



About this property

This well-proportioned home offers versatile single-level living, perfect for families, downsizers, or anyone seeking flexible accommodation. The property features a bright and welcoming entrance hallway, a generous lounge with large windows allowing plenty of natural light, and a well-appointed kitchen with ample storage and workspace. The four bedrooms provide excellent flexibility for guest rooms, home offices, or additional reception space, while the family bathroom is complemented by additional convenient facilities.

Externally, the property benefits from a private driveway providing off-road parking, an attached annexe, and well-maintained front and rear gardens offering both privacy and space for outdoor entertaining or relaxation.

Located within easy reach of local shops, schools, and amenities, as well as excellent transport links including the nearby Manchester Airport and the M56 motorway, this property combines peaceful residential living with superb connectivity.

Early viewing is highly recommended to appreciate the size, location, and potential this superb bungalow has to offer.







DIRECTIONS

M23 2ZP

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

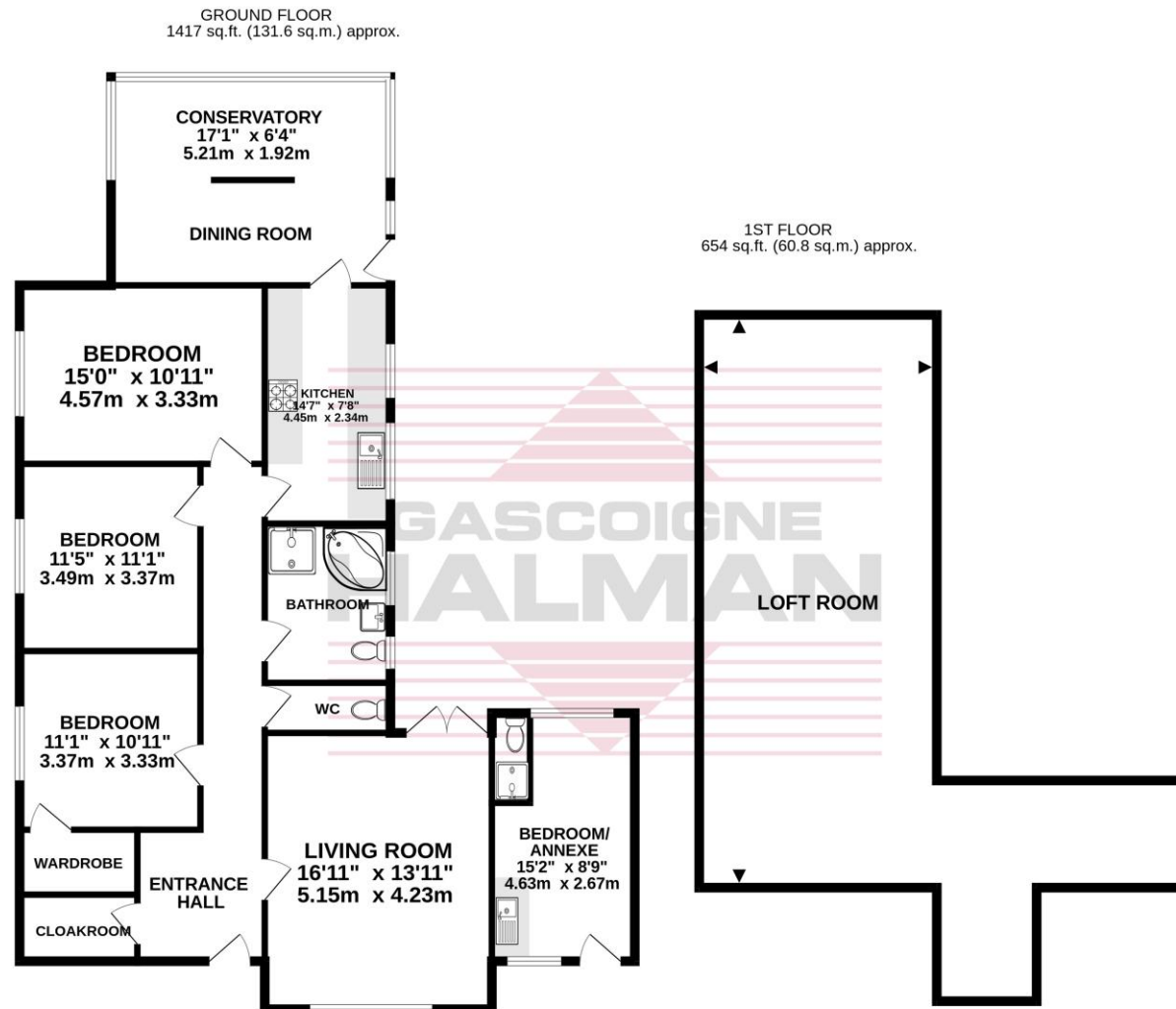
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 2071 sq.ft. (192.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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