



**13 CHERRY TREE ROAD, M23 9BY**  
**£415,000**



3



1



1



## DESCRIPTION

GENEROUS CORNER PLOT WITH BEAUTIFULLY MAINTAINED GARDENS, DRIVEWAY, INTEGRAL GARAGE AND EXCELLENT TRANSPORT LINKS.

Occupying a generous corner position within a well-established residential location, this attractive detached family home has been lovingly maintained over many years and offers spacious accommodation with scope for a purchaser to personalise over time, if desired.

The accommodation begins with an entrance porch leading to a superb full-length lounge/dining room, which opens directly into the conservatory to create an additional reception space overlooking the rear garden. The fitted kitchen also enjoys pleasant garden views, while a useful downstairs WC and access to the integral garage complete the ground floor. To the first floor are three well-proportioned bedrooms, all served by a spacious shower room. Externally, the exceptional corner plot is undoubtedly one of the property's standout features. The beautifully maintained gardens are predominantly laid to lawn with mature shrub borders, established planting and an initial patio seating area, all enclosed by panelled fencing to create a wonderful outdoor space for families, keen gardeners and those who enjoy spending time outside. To the front, a private driveway provides off-road parking and leads to the integral garage.

The property enjoys a particularly convenient location within easy walking distance of Moor Road Metrolink, offering direct access into Manchester city centre and beyond. The M56 and M60 motorway networks are also within easy reach, while Wythenshawe Hospital, Manchester Airport and a wide range of amenities are close by. Wythenshawe Park, with its woodland walks, historic hall, community farm, cycle hub and excellent children's play area, is also nearby, making this an ideal home for commuters and growing families alike.

## KEY FEATURES

- Well-presented detached family home
- Lounge/dining room with conservatory
- Integral single garage and driveway
- Walking distance to Moor Road Metrolink
- Three well-proportioned bedrooms
- Fitted kitchen and downstairs WC
- Superb and beautifully maintained gardens
- Freehold

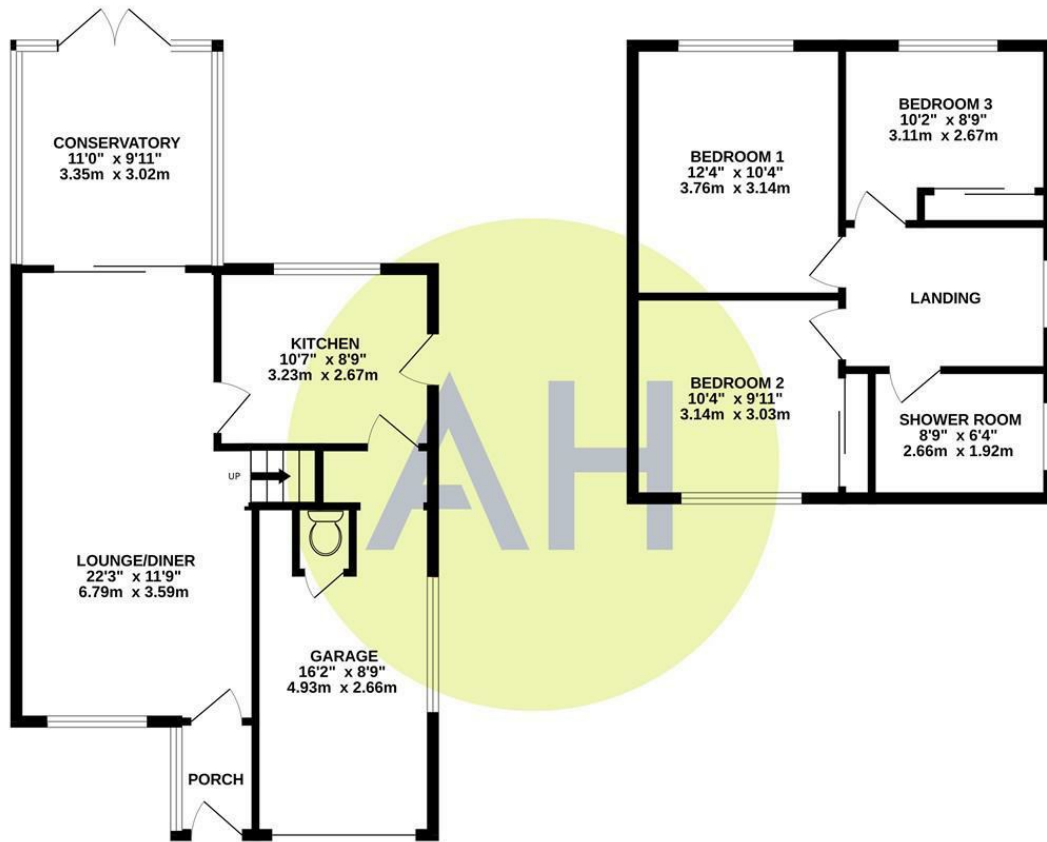






**GROUND FLOOR**  
636 sq.ft. (59.1 sq.m.) approx.

**1ST FLOOR**  
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 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.  
Made with Metropix C2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
 WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.