



***** THREE-BEDROOM DETACHED FAMILY HOME IN A PEACEFUL CUL-DE-SAC LOCATION WITH NO CHAIN *****
This beautifully presented detached family home offers spacious and modern accommodation throughout, making it an ideal choice for families and professional couples alike. The property boasts a superb 19ft kitchen/dining room, a generous living room, a convenient downstairs WC, and three well-proportioned bedrooms, including a master bedroom with en-suite facilities. Additional benefits include ample storage space, off-road parking, and a detached brick-built garage. Externally, the home features a secure, low-maintenance rear garden, perfect for relaxing or entertaining. The property is fully double glazed, with stylish window shutters fitted throughout, and benefits from gas central heating. Situated on a quiet and desirable cul-de-sac, the property is within walking distance of Wythenshawe Park and enjoys excellent transport connections via the M56, M60, and Princess Parkway. Manchester Airport and Wythenshawe Hospital are both located within approximately five miles, providing exceptional convenience for commuters and healthcare professionals. Presented in move-in-ready condition, this outstanding home must be viewed to be fully appreciated. To arrange a viewing, please contact our office today.



Entrance Hallway

A welcoming and spacious hallway with hardwood effect front door, stylish tiled flooring, vertical wall mounted radiator, ceiling spot lights and under stairs storage.

Living room

A beautiful and well presented sitting room, ideal for relaxing as a family. Hardwood style flooring, ceiling spot lights, wall mounted radiator and double glazed window to the front fitted with window shutters. Wall mounted tv point and built in surround speakers.

Kitchen/Diner

This spacious kitchen has plenty of room on offer with a fully fitted kitchen and room for a dining table. With the stylish tiled flooring following on from the hallway this kitchen has a range of high gloss, handle less wall and base units fitted with roll top work surfaces and decorative splash backs. With plenty of integrated appliances such as a Hotpoint oven and five ring Electrolux gas hob with over head stainless steel extractor, fridge/freezer, large integrated wine cooler, Bosch dishwasher and sunken stainless sink with mixer tap. There are two double glazed windows with window shutters to the rear and patio doors with window shutters onto the rear garden. Vertical wall mounted radiator and ceiling spot lights.

Downstairs W.C

A sizeable two piece downstairs bathroom with pedestal toilet and handwash basin within a large corner vanity unit. Fully tiled with a double glazed window to the front with window shutter, ceiling spot lights and wall mounted towel radiator.

First Floor Landing

Stairs to the first floor with carpet runner and metal carpet rods. Double glazed window to the side with window shutter. Carpeted landing, ceiling spot lights, two storage cupboards and loft hatch access.

Master bedroom

A spacious double bedroom with hardwood effect flooring, double glazed window to the front with window shutter, wall mounted double radiator and ceiling spot lights.

En-suite

A three piece bathroom suite comprising of large shower, handwash basin and pedestal toilet all with chrome hardware. Fully tiled with a wall mounted towel radiator, ceiling spot lights and double glazed window to the side with a window shutter.

Bedroom Two

A further double bedroom with hardwood effect flooring, ceiling spot lights, wall mounted radiator, built in wardrobe fitted with high gloss doors. Double glazed window to the rear fitted with window shutters.

Bedroom Three

A well proportioned third bedroom, carpeted flooring, ceiling spot lights, wall mounted radiator and double glazed window to the front with window shutters.

Family Bathroom

A modern and stylish three piece family bathroom. With a fitted bath shower, built in pedestal toilet and sink with vanity unit. Fully tiled wall with vinyl flooring, ceiling spot lights, wall mounted towel radiator and double glazed window to the rear with window shutters.

Outside

To the front of the property there is a stone path that continues onto the driveway at the side of the property - suitable for off road parking for two vehicles. There is a brick built detached garage, with a loft space for storage, power and electric garage door. To the rear of the property is a large low maintenance secure garden with well manicured, low maintenance shrubs, artificial grass and patio area. Wooden gate to the side.



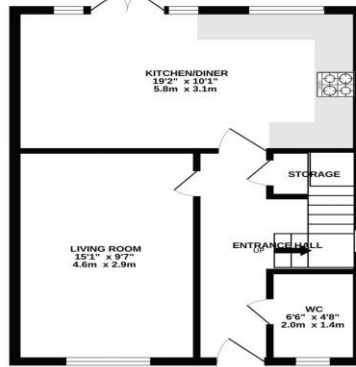
Thompson's
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The Pines Wythenshawe M23 0NZ

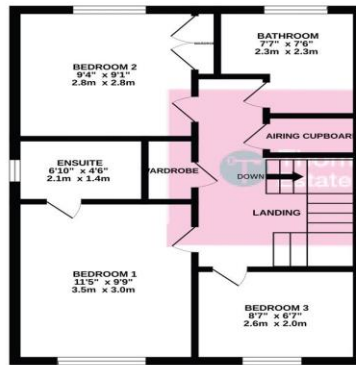




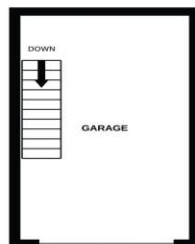
GROUND FLOOR
455 sq ft. (42.3 sq.m.) approx.



1ST FLOOR
455 sq ft. (42.3 sq.m.) approx.



157 sq ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 980sq.ft. (91.0 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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Energy performance certificate (EPC)

10 The Pines MANCHESTER M23 0NZ	Energy rating C	Valid until: 10 April 2032
		Certificate number: 9291-0007-5204-6982-0214

Property type	Detached house
Total floor area	91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		