ASHWORTH HOLME
Sales · Lettings · Property Management




# 267 WYTHENSHAWE ROAD, M23 9DE
## £340,000

2 1 2







# DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM PERIOD SEMI-DETACHED PROPERTY, BOASTING A GENEROUS SOUTH FACING GARDEN AND THE RARE BENEFIT OF OFF-ROAD PARKING, ALL WITHIN A SHORT WALK OF THE METROLINK.

This attractive home offers deceptively spacious accommodation and has been tastefully improved throughout, creating a superb ready-to-move-into property that will appeal to a wide range of buyers. One of the standout features is the exceptional rear garden — far larger than typically found for properties of this age and style — enjoying a southerly aspect and providing excellent outdoor space for entertaining, families or future extension potential (subject to the necessary consents).

Internally, the property is presented to a high standard throughout, blending character features with modern fittings. The accommodation flows well and is well suited to modern day living.

The location is equally impressive, positioned within easy walking distance of the Metrolink, making it ideal for commuters, whilst also being convenient for local amenities and transport links.

In brief the accommodation comprises: Entrance hallway, two well-proportioned reception rooms and a fitted dining kitchen with access onto the rear garden. To the first floor there are two generous double bedrooms and a spacious family bathroom. Externally, the property also benefits from driveway parking to the front — a particularly rare advantage for this type of period home.

# KEY FEATURES

- Beautifully presented throughout
- Large south facing rear garden
- Two spacious reception rooms
- Period features retained
- Two generous double bedrooms
- Driveway providing off-road parking
- Large kitchen providing garden access
- Walking distance to Metrolink











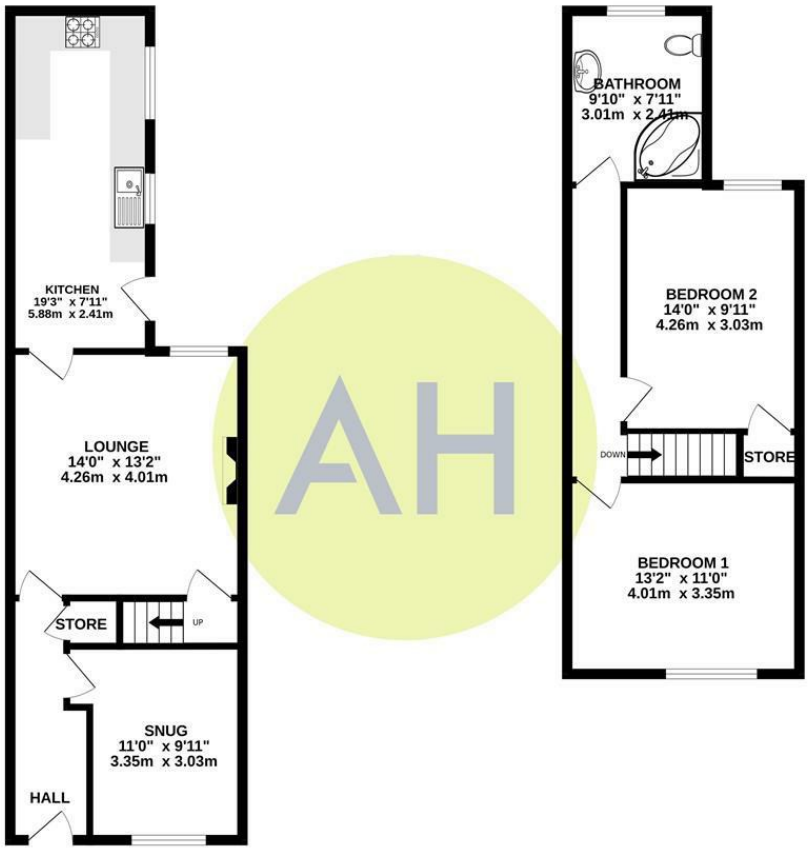




# FLOOR PLANS

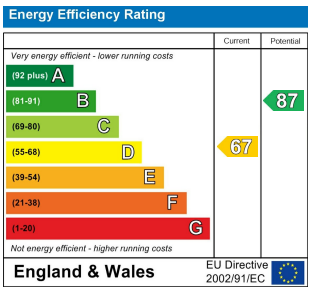
GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

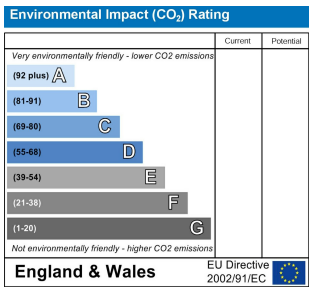
1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.




TOTAL FLOOR AREA : 955 sq.ft. (88.8 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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