



 **4**  
Bedrooms

 **3**  
Bathrooms



C & R City are pleased to bring to the market an exceptional opportunity to purchase this stunning extended detached family home, perfectly positioned within the highly desirable Cheetwood Manor Park Estate, just 1.5 miles from the heart of Manchester city centre. Beautifully presented throughout and offering an abundance of versatile living space, this immaculate home is ideal for growing families seeking luxury, comfort, and convenience in a prime location.

C & R City are pleased to bring to the market an exceptional opportunity to purchase this stunning extended detached family home, perfectly positioned within the highly desirable Cheetwood Manor Park Estate, just 1.5 miles from the heart of Manchester city centre. Beautifully presented throughout and offering an abundance of versatile living space, this immaculate home is ideal for growing families seeking luxury, comfort, and convenience in a prime location.

The property welcomes you with an inviting entrance hallway leading into an impressive and expansive open-plan living area, designed perfectly for modern family life and entertaining. The spectacular extended contemporary kitchen features a stylish breakfast bar, quality fitted units, and elegant tiled flooring, creating a truly breathtaking heart of the home. A second fully fitted kitchen provides fantastic additional practicality for larger families, entertaining guests, or multi-generational living. The property also benefits from a downstairs WC.

The ground floor also benefits from a spacious double bedroom complete with fitted furniture and a sleek en-suite shower room, offering ideal guest accommodation or flexible living options. To the first floor are three further generously sized bedrooms alongside a beautifully appointed family bathroom.

Externally, the property continues to impress with attractive landscaped front gardens, a private driveway, and an array of mature plants and shrubs enhancing its superb kerb appeal. To the rear is a beautifully enclosed landscaped garden offering a wonderful degree of privacy – perfect for relaxing, entertaining, or enjoying family time outdoors.

This truly outstanding home combines spacious contemporary living with an unbeatable location and must be viewed to be fully appreciated. Early viewing is highly recommended.

**Lounge** 4.76m x 3.38m (15' 7" x 11' 1")

Spacious Lounge, ceiling light point, tv point, tiled flooring, double glazed window to front aspect.

**Extended Kitchen** 3.17m x 7.68m (10' 5" x 25' 2")

Newly fitted kitchen with a range of fitted base and wall units, integral oven, integral gas hob with extractor over, sink unit with mixer tap, dishwasher,, newly tiled floor, double glazed window to rear aspect, french doors to rear garden.

**Second Kitchen** 3.24m x 1.49m (10' 8" x 4' 11")

Newly fitted kitchen with a range of fitted base and wall units, integral oven, integral hob. Double glazed window to rear aspect.

#### **Downstairs WC**

Downstairs WC comprising of wash hand basin, toilet, newly tiled floor, double glazed window to rear aspect.

**Downstairs Bedroom** 4.76m x 3.17m (15' 7" x 10' 5")

Light grey wood laminate flooring, built in wardrobe, ceiling light point, double glazed window to front aspect.

**En-Suite** 1.90m x 1.38m (6' 3" x 4' 6")

Shower suite comprising walk in shower with attachments over, wash hand basin, low level WC, tiled floor.

**Master Bedroom** 3.53m x 4.23m (11' 7" x 13' 11")

Wood laminate flooring, built in wardrobe, ceiling light point, double glazed window to front aspect.

**Bedroom Two** 2.98m x 3.24m (9' 9" x 10' 8")

Wood laminate flooring, built in wardrobe, ceiling light point, double glazed window to front aspect.

**Bedroom Three** *2.98m x 3.24m (9' 9" x 10' 8")*

Wood laminate flooring, built in wardrobe, ceiling light point, double glazed window to front rear aspect.

**Bathroom** *2.07m x 2.08m (6' 9" x 6' 10")*

Three piece bathroom suite comprising bath with overhead shower, wash hand basin, low level WC, tiled flooring. Double glazed window to rear aspect.

**Externally .**

The property benefits from a well presented and private landscaped garden to the rear and a spacious driveway and garden to the front. To the side of the property is a lean to storage area.

**General Information**

Tenure: Leasehold property with 150 year lease (minus ten days) from 5th October 2005. Ground rent of £116 per annum payable to E&J Estates. Council Tax Band C. EPC Rating C.

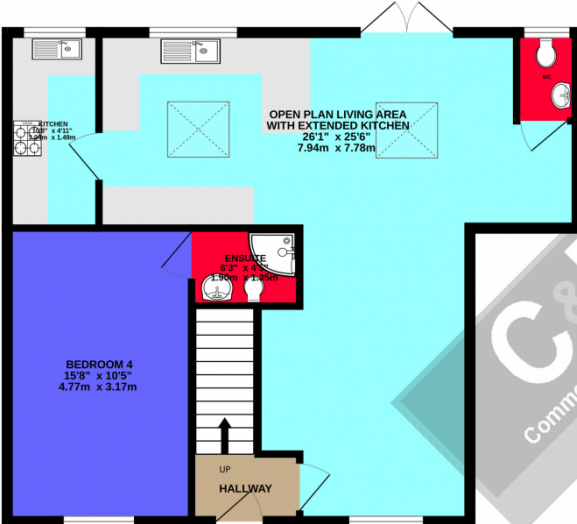
**Agents Notes**

Agents Notes NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference 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 other wise as to the correctness of each of them; (iii) No person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property

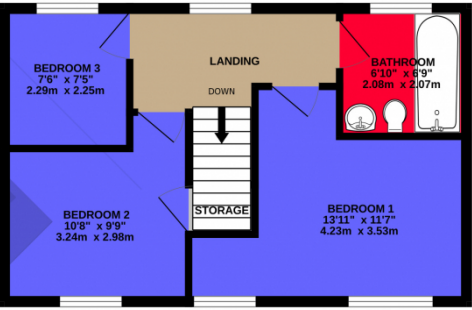
**Thinking of Selling**

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 1089 sq.ft. (101.1 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 ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	<b>76</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Everside Drive, Manchester, M8 8ES

