



## Appledore Drive, Manchester, M23

Asking Price

**£284,950**

Three bedroom Semi detached

Off Road Parking

Close to Local Amenities

Popular Residential Area

Freehold

No Chain Vendor

Within easy reach of Wythenshawe Hospital

Walking Distance to Timperley Village

Nestled in the heart of a popular residential area, this well-presented three-bedroom semi-detached home on Appledore Drive, Manchester, is now available for sale at an asking price of £284,950. Offered with no onward chain, this freehold property provides an excellent opportunity for families, first-time buyers, or investors looking to secure a home in a highly sought-after location.

The property boasts a well-proportioned layout, including a spacious reception room ideal for family living and entertaining. The bright and airy kitchen offers ample space for dining and opens out onto the garden, perfect for enjoying the warmer months. Upstairs, there are three comfortable bedrooms, along with a family bathroom. The home also benefits from off-road parking, a key convenience for families with more than one vehicle.

Positioned within walking distance of Timperley Village, the home is ideally located for access to a wide selection of local amenities including cafés, independent shops, and supermarkets such as Tesco Express and Co-op Food, both less than a mile away. Larger shopping facilities, including an Asda Superstore, are a short drive away in nearby Altrincham or Wythenshawe. Families will appreciate the nearby reputable schools including Willows Primary School and Wellington School, both within easy reach.

Leisure facilities are well catered for, with nearby parks and sports clubs offering plenty of opportunities for outdoor activity. The home is just a short drive from the Altrincham Leisure Centre, featuring a swimming pool, gym, and fitness classes. Healthcare needs are well served with Wythenshawe Hospital located within approximately 2 miles, offering a wide range of services.

For commuters, the property enjoys excellent transport connections. Navigation Road and Timperley tram stations are both within 1.5 miles, providing direct access to Manchester City Centre and beyond. Manchester Airport is also conveniently located just over 4 miles away, making this an ideal home for frequent travellers or aviation employees.

This delightful property offers a combination of comfort, accessibility and convenience, all situated in a welcoming community. Early viewing is highly recommended to fully appreciate the potential of this home.

### **Ground Floor**

#### **Hallway**

With carpet to floor, large storage cupboard with electric and gas meter.

#### **Living Room**

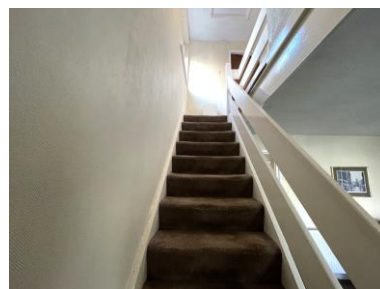
*16' (4m 87cm) x 14'7" (4m 44cm)*

Spacious living room with carpet to floor, two radiators, floor to ceiling UPVC double glazed windows to the front aspect, wall mounted gas fire with brick surround. Ample space for living room furniture, TV, etc.

#### **Kitchen/ Diner**

*16' (4m 87cm) x 7'11" (2m 41cm)*

Another spacious room with tiled flooring, ample base and eye level kitchen



units with a complimentary work surface over and tiled splash backs, two UPVc double glazed windows to the rear aspect with a UPVc double glazed rear door, stainless steel sink unit, four ring gas hob, oven and grill, space and plumbing for a washing machine. Ample space to the dining side for table and chairs, large storage cupboard.

## **First Floor**

### **Bedroom One**

*14'2" (4m 31cm) x 8'4" (2m 54cm)*

First double bedroom with carpet to floor, radiator, large UPVc double glazed window to the front aspect, ample space for double bed and free standing furniture.



### **Bedroom Two**

*9'10" (2m 99cm) x 8'4" (2m 54cm)*

Second double bedroom with carpet to floor, radiator, large UPVc double glazed window to the rear aspect, ample space for double bed and free standing furniture.



### **Bedroom Three**

*10'10" (3m 30cm) x 5'11" (1m 80cm)*

Single bedroom with carpet to floor, radiator, UPVc double glazed window to the front aspect, ample room for a single bed. Storage cupboard housing Worcester Combi boiler.



### **Family Bathroom**

*5'10" (1m 77cm) x 5'9" (1m 75cm)*

Three piece bathroom suite with vinyl to floor, panel bath with new electric shower over, pedestal hand wash basin, low level WC, UPVc double glazed frosted window to the rear aspect.



### **Outside**

The front garden has a small grassed lawn with a driveway for off road parking leading up to a side gate leading to the rear garden. The secluded rear garden is mainly laid to lawn with a paved patio area with wood panel fencing to the borders.

### **Disclaimer**

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves





