



Downham Walk, Manchester, M23

Asking Price

£49,950

IMMACULATE TWO BEDROOM SEMI DETACHED BUNGALOW
OFF ROAD PARKING
CONSERVATORY

READY TO WALK INTO CONDITION
SPACIOUS REAR GARDEN

****OVER 55's SHARED OWNERSHIP PROPERTY**** Nestled in a peaceful residential cul-de-sac, this immaculate two-bedroom semi-detached bungalow on Downham Walk, Wythenshawe, offers an exceptional opportunity for first-time buyers, downsizers or investors seeking a home in ready-to-move-into condition. 25% shared ownership price is an asking price of £49,950, this charming property blends comfort, convenience and space.



The interior is thoughtfully arranged across a single floor, providing an easy-to-navigate layout ideal for a range of lifestyles. A spacious reception room welcomes you with a bright and airy ambience, while the modern kitchen is well-appointed with a range of fitted units and worktops. Both bedrooms have been tastefully decorated, with the master providing generous space for wardrobes and furnishings. The family bathroom is well-fitted and maintained to a high standard. A delightful conservatory to the rear opens directly onto the garden, creating the perfect space to relax or entertain across all seasons.



Externally, the property boasts a sizable and well-maintained rear garden, offering excellent potential for outdoor dining, gardening, or further development subject to any necessary permissions. Off-road parking to the front ensures practicality and easy access.



Situated in a well-established and friendly neighbourhood of Wythenshawe, the property offers convenient access to a range of amenities. Tesco Extra and Asda Wythenshawe are both within a ten-minute drive, offering ample options for your weekly shopping. Several local primary and secondary schools are close by, including the Ofsted-rated Newall Green Primary School and Manchester Health Academy.



Leisure facilities such as the Forum Leisure Centre and Wythenshawe Park—home to woodlands, sports pitches, and a community farm—are just a short walk or drive away. Excellent healthcare services are available within easy reach at Wythenshawe Hospital, one of Manchester's key healthcare centres.



For commuters, the property is excellently located with regular tram services from nearby Wythenshawe Town Centre Metrolink station, just over a mile away, connecting you to Manchester city centre and beyond. Manchester Airport is conveniently located less than 4 miles away, offering ease for frequent travellers.

This bungalow truly represents a rare opportunity to acquire an affordable, well-presented home in a sought-after part of Manchester, with excellent links to local amenities, green spaces, and transport infrastructure. Early viewing is strongly recommended.



Tenure - Leasehold - remaining 75% rent and service charge is £365.60 PCM

66 Years lease left remaining

ENTRANCE PORCH

With carpet to floor, radiator, leading to all rooms.

LIVING ROOM

14' (4m 26cm) 4" X 11' (3m 35cm)

Spacious living room with carpet to floor, UPVC double glazed window to the front aspect, radiator, ample space for free standing lounge furniture.

BREAKFAST KITCHEN

12' (3m 65cm) 10' (3m 4cm) 9"

Fully fitted kitchen with vinyl to floor. Ample base and eye level units with a complimentary work surface over with tiled splash backs, stand alone four ring cooker, oven and grill, washing machine, upright fridge freezer, wall hung Worcester Bosch Combi-boiler, breakfast bar, UPVC double glazed window and door leading to the rear garden.

BEDROOM ONE

13' (3m 96cm) 8" X 9' (2m 74cm) 3"

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

BEDROOM TWO

10' (3m 4cm) 9" X 9' (2m 74cm) 3"

Second double bedroom with carpet to floor, radiator, UPVC double glazed patio doors leading into the conservatory and to the rear aspect, ample space for double bed and free standing furniture.

BATHROOM

6' (1m 82cm) 5" X 6' (1m 82cm)

Fully tiled bathroom with a panel bath with shower over, pedestal hand wash basin, low level WC, mirrored cabinet, radiator, frosted double glazed UPVC window.

CONSERVATORY

8' (2m 43cm) 8" X 8' (2m 43cm) 8"

Great addition to any home, with wood laminate to floor, UPVC double glazed with door to the rear garden.

OUTSIDE

The front garden is mainly laid to lawn with a tarmacadam driveway for off road parking. The large rear garden has a decorative block paved patio area and the remaining garden paved for ease of maintenance with mature shrubbery and wood panel fencing to the borders with a side passage with a wrought iron gate for bin access.

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



