



## **Stoneacre Road, Manchester, M22**

**Asking Price**

**£350,000**

FOUR BEDROOM SEMI DETACHED FAMILY HOME

NEW ROOF FITTED

LARGE SECLUDED SOUTH WEST FACING REAR GARDEN

IN READY TO MOVE INTO CONDITION

CLOSE TO MANCHESTER AIRPORT, WYTHENSHAWE HOSPITAL, LOCAL SHOPS AND SCHOOLS

BESPOKE KITCHEN AND BATHROOM

OFF ROAD PARKING FOR SEVERAL VEHICLES

FOUR GOOD SIZE BEDROOMS

SUPERB LOCATION

WALKING DISTANCE TO METROLINK TRAM STOP

Offered for sale at an asking price of £350,000, this impressive four-bedroom semi-detached family home is situated on the ever-popular Stoneacre Road in Wythenshawe, Manchester. Boasting a superb location and a wealth of desirable features, the property is immaculately presented and ready to move into.

The accommodation comprises two well-proportioned reception rooms, ideal for both family living and entertaining guests. A bespoke kitchen fitted to a high standard offers both style and functionality, with ample space for dining. The property also includes a beautifully finished bathroom and an additional downstairs WC, providing convenience for busy households.

There are four generous bedrooms, each well-presented and offering comfortable living space. All rooms are finished to a high specification with neutral décor throughout, making it easy for prospective buyers to personalise. The home also benefits from a new roof, offering peace of mind for years to come.

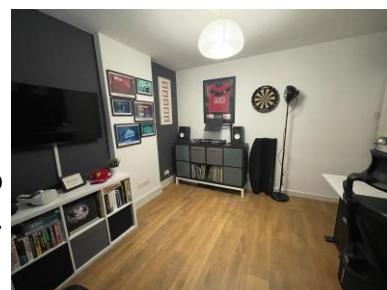
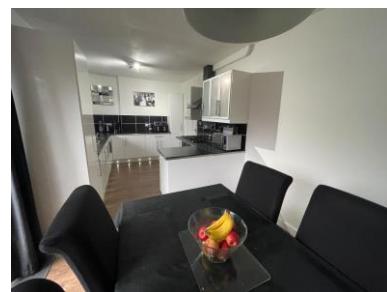
Outside, the property continues to impress with off-road parking for multiple vehicles to the front. To the rear, a large, secluded south-west facing garden provides an ideal setting for outdoor entertaining and family time, with ample space for children to play and garden enthusiasts to enjoy.

Located in a highly sought-after area, this charming home is within walking distance of the Metrolink tram stop, allowing for easy access to Manchester city centre and surrounding districts. Manchester Airport is less than ten minutes' drive away, making it exceptionally convenient for frequent travellers. Wythenshawe Hospital is also nearby, as are several well-regarded schools including St Paul's Catholic High School, Willows Primary School and Haveley Hey Community School, both within a short drive or walking distance.

Local supermarkets including Tesco Extra, Asda and Aldi are all easily accessible within a few minutes' drive, alongside various local convenience stores. The area offers a range of leisure facilities with Wythenshawe Forum Leisure Centre nearby, offering swimming, fitness and community events. There are also multiple parks and green spaces to explore, offering a pleasant environment for walks and outdoor activities.

In terms of transport links, aside from the readily accessible Metrolink, the M56 and M60 motorways are close by, offering routes across Greater Manchester and beyond. The property is also conveniently placed for mainline rail services via Manchester Airport Train Station, located under three miles away.

An excellent opportunity for families or professionals commuting into Manchester, this property offers modern comfort, space and exceptional location credentials. Early viewing is highly recommended to appreciate all this home has to offer. EPC Rating C.



## GROUND FLOOR

## ENTRANCE HALL

Spacious hallway with solid wood flooring, radiator, leading to all ground floor rooms.



## LIVING ROOM

16' (4m 87cm) 1" x 12' (3m 65cm) 3"

Spacious and modern living room with carpet to floor, UPVC double glazed window to the front aspect, UPVC double glazed Bay window and patio doors to the rear garden, radiator, ample space for lounge furniture.

## DINING ROOM

11' (3m 35cm) 2" x 10' (3m 4cm) 10"

Second reception room with solid wood laminate to floor, UPVC double glazed bay window to the front aspect, radiator, ample space for dining room table and chairs.



## KITCHEN

19' (5m 79cm) x 10' (3m 4cm)

Modern fully fitted kitchen with ample base and eye level units with a complimentary work surface over and tiled splash backs, integrated washing machine, dishwasher, fridge freezer, inset four ring gas hob and electric oven with stainless steel extractor hood over, solid wood laminate to floor, UPVC double glazed window to the rear aspect, UPVC double glazed Bi-Folding doors leading onto the rear patio area, radiator, space for table and chairs.



## DOWNSTAIRS WC

Low level WC, solid wood laminate to floor, UPVC double glazed window to the front aspect.



## FIRST FLOOR

### BEDROOM ONE

12' (3m 65cm) 9" x 11' (3m 35cm) 4"

First double bedroom with windows to both sides giving plenty of natural light, radiator, solid wood laminate to floor, ample space for double bed and free standing bedroom furniture.

### BEDROOM TWO

11' (3m 35cm) 4" x 9' (2m 74cm) 8"

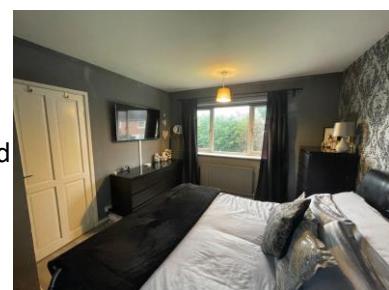
Second double bedroom with UPVC double glazed window to the rear aspect, radiator, carpet to floor, ample space for double bed and free standing bedroom furniture.



### BEDROOM THREE

12' (3m 65cm) 6" X 10' (3m 4cm) 2"

Third double bedroom with PVCu double glazed windows to the front aspect, radiator, solid wood laminate to floor, space for double bed and free standing bedroom furniture.



### BEDROOM FOUR

10' (3m 4cm) 6" X 7' (2m 13cm) 10"

Fourth bedroom with solid wood laminate to floor, radiator, UPVC double glazed windows to the front and side aspect. Ample space for a bed and free standing furniture

## FAMILY BATHROOM

9' (2m 74cm) 3" x 5' (1m 52cm) 11"

Bespoke fully tiled four piece bathroom suite boasting full size walk in shower with glass shower screens, panel bath with shower attachment, hand wash



basin set in vanity cupboard, low level WC, ceiling down lights, cupboard housing Worcester Bosch combi-boiler, UPVC double glazed window to the rear aspect.

## OUTSIDE

The front garden has a gravel finish for off road parking for several vehicles, with mature hedgerow to the front border, wood panel fencing to the side with a decorative wall to the side. The expansive rear garden has a large paved patio area from the house and lawn to the rear of the garden. There a paved patio area to the side of the property also and bordered by wood panel fencing. Wooden storage shed with gravel to floor leading to it.

## 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

