



Fern Bank Drive, Manchester, M23

Asking Price

£250,000

THREE BEDROOM MID TERRACE FAMILY HOME

GOOD SIZE FRONT AND REAR GARDENS

CLOSE BY TO SHOPS AND AMENITIES

THREE GOOD SIZE BEDROOMS

READY TO WALK INTO PROPERTY

OFF ROAD PARKING TO THE REAR

GREAT LINKS TO WYTHENSHAW HOSPITAL AND TIMPERLEY VILLAGE

SPACIOUS INTERIOR

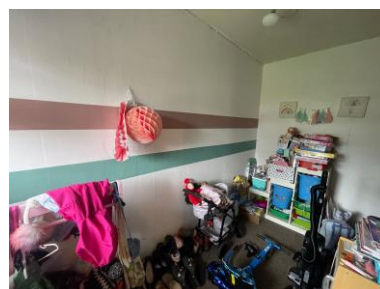
This attractive three bedroom mid terrace family home on Fern Bank Drive offers a wonderful balance of space, comfort and everyday practicality, making it an ideal choice for anyone looking for a home that is ready to walk into. Beautifully suited to modern living, the property provides a spacious interior with two reception rooms, giving you the flexibility to create a cosy lounge, a stylish dining space, a playroom or even a home working area to suit your lifestyle.



The layout has a warm and welcoming feel throughout, with plenty of room for family life, entertaining friends or simply enjoying a quiet evening at home. The three good size bedrooms provide comfortable accommodation for a growing family, guests or those wanting additional space for dressing, hobbies or working from home. The bathroom is well placed to serve the household, while the overall flow of the property makes day to day living feel easy and relaxed.



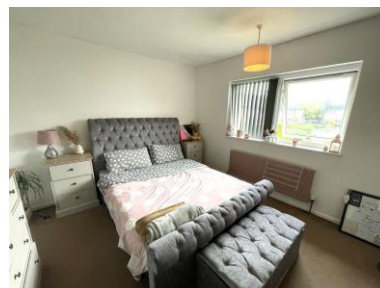
Outside, the home continues to impress with good size front and rear gardens, offering excellent outdoor space for children to play, summer dining, gardening or simply unwinding in the fresh air. Off road parking to the rear is a particularly useful feature, adding convenience and peace of mind.



This is a property that combines practicality with a homely feel, and its ready to walk into condition means you can settle in quickly and start enjoying your new surroundings from day one. Whether you are a first time buyer, moving up for more space or searching for a well located family home, this house has the versatility and comfort to meet a range of needs.



The location is another major advantage, with shops and amenities close by for everyday essentials and weekend convenience. Supermarkets, schools, leisure facilities and healthcare services are all within easy reach, while the property also benefits from great links to Wythenshawe Hospital and Timperley Village. Rail links are accessible for wider travel, making this a well connected setting for both work and leisure.



At an asking price of £250,000, this is a fantastic opportunity to buy a spacious, well positioned home with generous gardens, off road parking and the kind of flexible living space that is increasingly hard to find. If you are looking for a property that feels welcoming, practical and full of potential to make your own, this home is easy to fall in love with.

Ground Floor

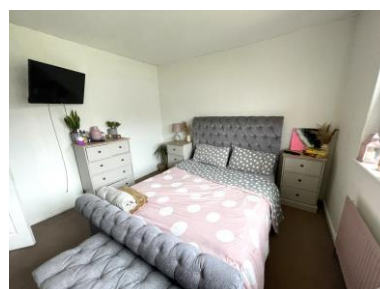
Entrance Hall

Bright entrance hall with wood laminate to floor, leading through to the ground floor rooms.

Living Dining Room

18' (5m 48cm) 10" x 12' (3m 65cm) 06"

Spacious room with carpet to floor to the lounge area and wood laminate to the dining side of the room, radiator, two large UPVC double glazed windows at both aspects giving plenty of natural light. Ample space for lounge furniture and table and chairs.



Second Reception Room

14' (4m 26cm) 2" x 7' (2m 13cm)

Currently being used as a child's play room, with carpet to floor, UPVC double glazed window to the front aspect.



Kitchen

14' (4m 26cm) 2" x 7' (2m 13cm)

Good size kitchen with vinyl tile effect flooring, ample base and eye level units with complimentary work surface, Range cooker with stainless steel extractor hood, breakfast bar, UPVC double glazed window to the rear aspect and door opening up onto the rear garden.



First Floor

Bedroom One

13' (3m 96cm) x 10' (3m 4cm) 10"

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



Bedroom Two

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

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



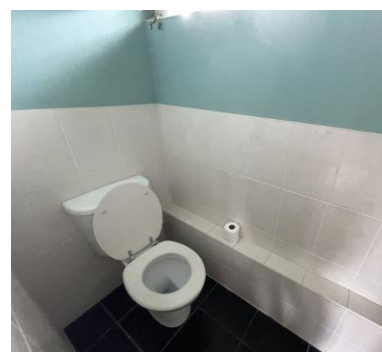
Bedroom Three

9' (2m 74cm) 11" x 7' (2m 13cm) 11"

Good size third bedroom with carpet to floor, radiator, UPVC double glazed window to the rear aspect.

Bathroom

Fully tiled bathroom with panel bath with shower over and glass shower screen, pedestal hand wash basin, radiator, obscure UPVC double glazed window.



Separate WC

With a tiled floor and part tiled walls, low level WC.

Outside

The front garden has a decorative brick front wall and mature shrubbery to the borders, with a stoned garden with raised borders. The rear garden has a large paved patio area with lawn to the side bordered by wood panel fencing on one side and mature hedgerow to the other with a rear gate leading to the rear parking area.

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

