



## Summerfield Road, Manchester, M22

Asking Price

**£210,000**

TWO BEDROOM END OF TERRACE FAMILY HOME

GOOD SIZE REAR GARDEN

CLOSE BY TO CIVIC CENTRE/WYTHENSHAW HOSPITAL AND MANCHESTER AIRPORT

TWP DOUBLE BEDROOMS

NO CHAIN VENDOR

WALKING DISTANCE TO TRAM STOP

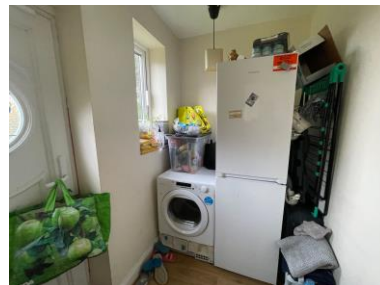
UPVC DOUBLE GLAZED AND GCH

EXCELLENT LINKS TO M56/M60 MOTORWAYS

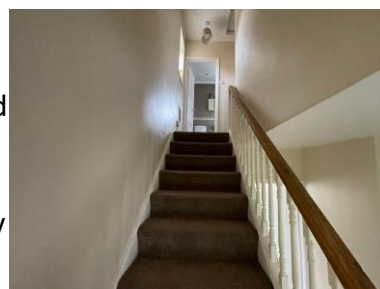
This charming two bedroom end of terrace family home on Summerfield Road offers a wonderful opportunity for anyone looking for a home that is easy to move straight into and enjoy, with the added advantage of no chain vendor. Priced at an asking price of £210,000, it is an appealing choice for a buyer seeking comfort, practicality and excellent everyday convenience in a well-connected Wythenshawe location.



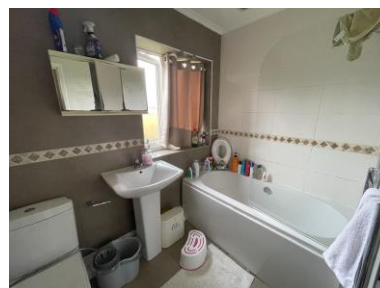
The property has a warm and welcoming feel, with a well-proportioned reception room that provides a lovely space to relax, entertain or simply unwind at the end of the day. The layout is ideal for modern living, while the two double bedrooms give flexibility for a couple, a young family, guests, or even a stylish home office or dressing room if desired. With UPVC double glazing and gas central heating, the home is designed to offer comfort throughout the seasons.



One of the standout features is the good size rear garden, giving you a private outdoor space with plenty of potential. Whether you imagine summer dining, a safe place for children to play, room for pets, or a peaceful spot for gardening and relaxing, this garden adds a real lifestyle benefit to the home. As an end terrace, the property also enjoys an added sense of space and privacy that many buyers will appreciate.

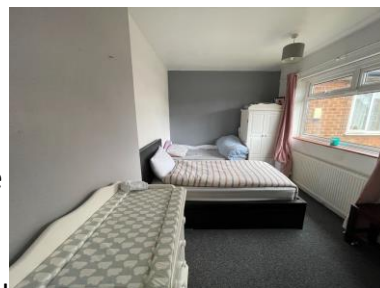


For anyone balancing work, family and social life, the location is especially attractive. The property is within walking distance to the tram stop and close by to the Civic Centre, Wythenshawe Hospital and Manchester Airport, making it a practical choice for commuters and those wanting strong local connections. It also benefits from excellent links to the M56 and M60 motorways, helping make travel across Manchester and beyond straightforward.



The area is well placed for day-to-day living, with supermarkets, schools, leisure facilities and healthcare services all within easy reach. Rail links are also accessible, adding to the convenience of the location and making this a strong option for buyers who value connectivity as much as comfort.

This is a home that offers more than just bricks and mortar. It gives you the chance to buy a property with space to grow into, a garden to enjoy, and a location that supports a busy lifestyle without compromising on the feeling of home. With two double bedrooms, no onward chain and such strong local amenities and transport links nearby, this is a smart and appealing purchase for anyone looking to settle into a well-connected and welcoming home.



## **GROUND FLOOR**

### **ENTRANCE HALL**

### **LIVING ROOM**

*14' (4m 26cm) 3' (91cm) X 11' (3m 35cm) 3''*

### **KITCHEN**

*9' (2m 74cm) 01'' X 9' (2m 74cm)*

### **UTILITY ROOM**

*6' (1m 82cm) 09'' X 4' (1m 21cm) 10''*

## **FIRST FLOOR**

### **BEDROOM ONE**

15' (4m 57cm) 11" X 8' (2m 43cm) 5"

**BEDROOM TWO**

11' (3m 35cm) 02" X 10' (3m 4cm) 04"

**BATHROOM**

7' (2m 13cm) 10" X 5' (1m 52cm) 4"

**OUTSIDE**

**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

