

Birchfields Avenue, Manchester, Greater Manchester

Guide Price: £500,000

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Situated on the ever-popular Birchfields Avenue, just a stone's throw from Birchfields Park and within walking distance of the vibrant Wilmslow Road and the renowned Curry Mile, this substantial period semi-detached family home offers almost 2,100 sq. ft. of beautifully presented and highly versatile accommodation. With excellent transport links into Manchester city centre, frequent public transport services, and a selection of highly regarded local schools nearby, this is an ideal home for growing families.

Retaining much of its character and charm, the property is entered via an impressive feature entrance hallway which sets the tone for the spacious accommodation throughout. The ground floor comprises a bright and elegant living room with a bay window, a formal dining room, and an additional reception room which flows seamlessly into the modern fitted kitchen. Completing the ground floor are a useful utility room and a contemporary family bathroom.

To the first floor are three generous double bedrooms and two well-appointed bathrooms. The second floor provides two further bedrooms, including an exceptional principal suite featuring a spacious dressing room and a stylish en-suite bathroom, creating a private retreat away from the rest of the home.

Externally, the property benefits from driveway parking to the front, whilst to the rear there is a substantial private enclosed garden, ideal for family life, entertaining, and outdoor enjoyment. Properties of this size and location rarely come to the market, and early viewing is highly recommended to fully appreciate all that this impressive family home has to offer.







Total floor area 194.1 m² (2,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

T: 0161 445 0580
E: withington@bridgfords.co.uk
416 Wilmslow Road, Withington, Manchester, M20 3BW

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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