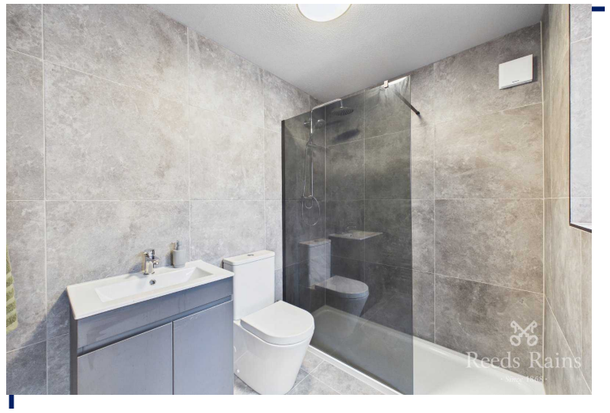
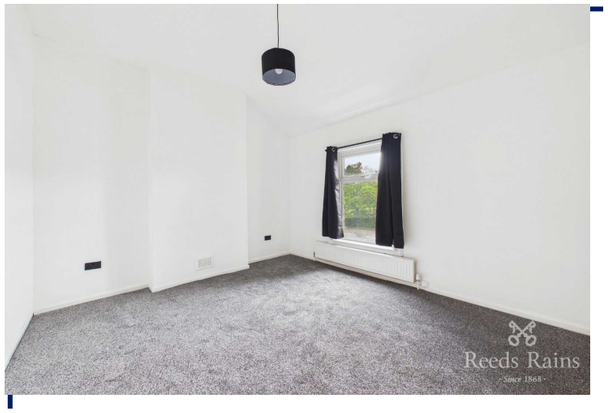
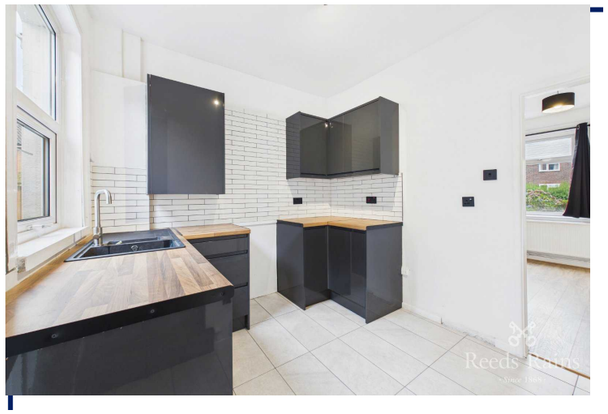


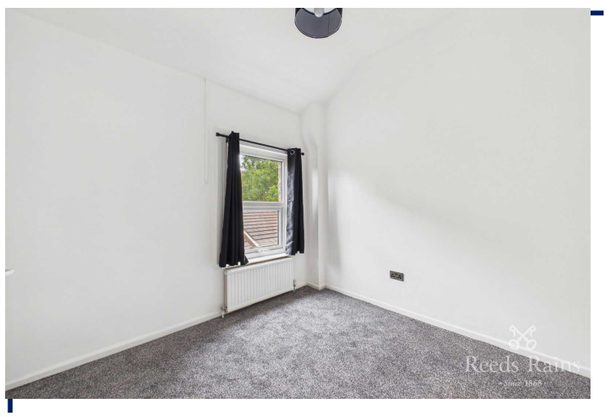


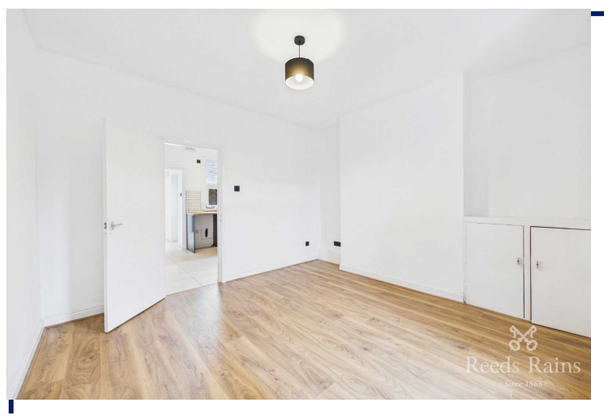












Fern Lea, Wythenshawe Road,
Manchester, Greater Manchester,
M23

Guide Price: £220,000
Freehold

Reeds Rains

reedsrains.co.uk

Fern Lea, Wythenshawe Road, Manchester, Greater Manchester, M23

Guide Price: £220,000 Freehold

Council Tax Band: B
EPC Rating: D

Reeds Rains are proud to present this fantastic opportunity to acquire Fern Lea, a distinctive two-bedroom semi-detached home occupying a generous plot on Wythenshawe Road. Having recently been completely renovated, this unique property is ideally suited to first-time buyers, downsizers or investors. The property also benefits from a long driveway and garage.

The accommodation begins with an enclosed entrance vestibule leading into a spacious full-width living room, providing a bright and...

Accommodation Continued
The accommodation begins with an enclosed entrance vestibule leading into a spacious full-width living room, providing a bright and comfortable main reception space. To the rear is a fitted kitchen with ample storage and workspace, together with useful understairs storage. Beyond the kitchen is a generous rear hallway providing direct access to the driveway and garage, alongside the bathroom, adding further practicality to the layout.

To the first floor are two well-proportioned double bedrooms, one of which benefits from a useful fitted storage cupboard.

Externally, gated access opens onto a substantial driveway providing ample off-road parking and leading to a detached garage with power and lighting.

The location offers the best of several surrounding areas, positioned within easy reach of Timperley Village and Altrincham, with a wide range of shops, amenities, and leisure facilities nearby. Wythenshawe Hospital is also within easy reach, while excellent transport connections include nearby Metrolink services and convenient access to the M56, M60 and wider motorway network.

Enclosed Porch
uPVC double glazed front door opens into a porch, leading to:

Living Room
With wood effect flooring, uPVC double glazed window to the front elevation, radiator and door leading to:

Kitchen
Fitted with a range of wall and base units with contemporary work surface over and featuring spaces for a 1.5 sink with drainer and mixer tap, spaces for appliances, tiled splashbacks, uPVC double glazed window to the rear elevation, storage cupboard and door leading to:

Hallway
With uPVC double glazed door leading to the rear, a uPVC double glazed window to the rear elevation and leading to:

Bathroom
Featuring tiled floor and walls, walk in shower, wash hand basin, WC and uPVC obscured double glazed window to the rear elevation.

Stairs Leading To The First Floor

Bedroom One
Double bedroom with carpeted floor, uPVC double glazed window to the front elevation and a radiator.

Bedroom Two
Double bedroom with carpeted floor, uPVC double glazed window to the rear elevation, a radiator and built in storage.

External
Gated access opens onto a substantial driveway and leads to a detached garage with power and lighting.

Tenure/Council Tax
Freehold. Council Tax Band B (Manchester City Council)

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk