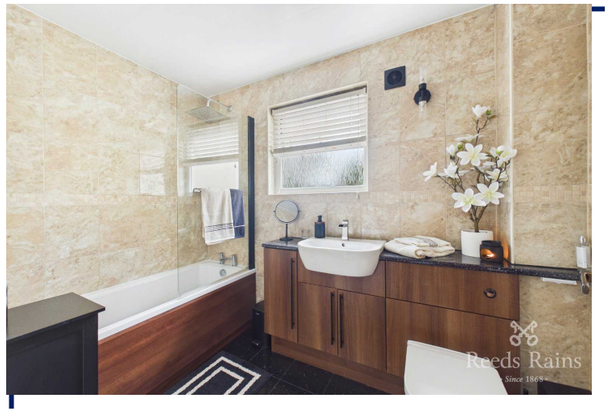
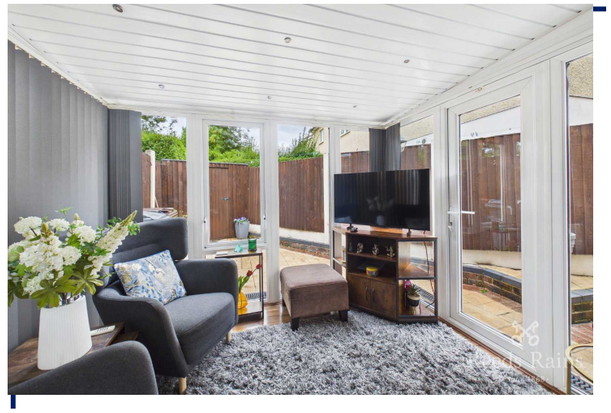
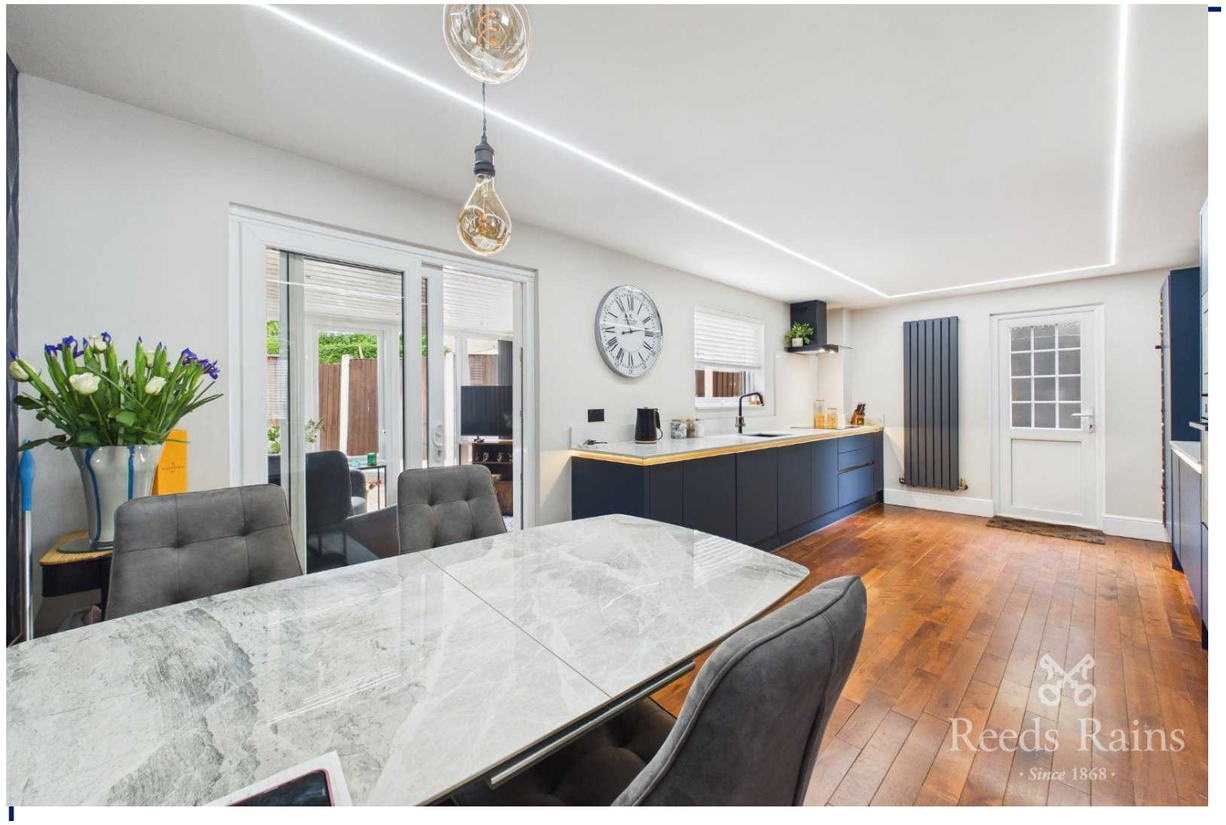
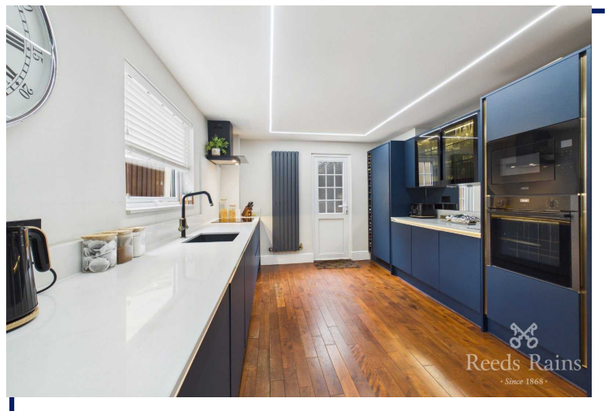
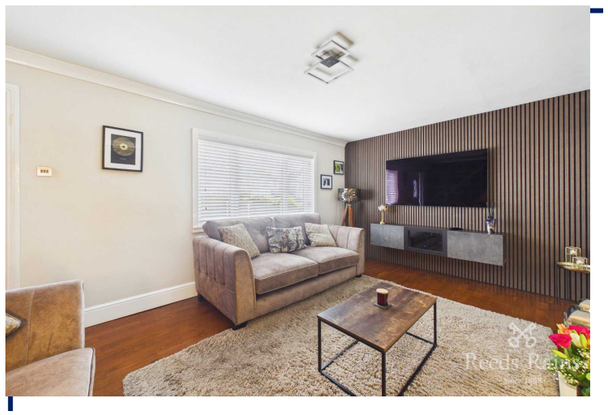




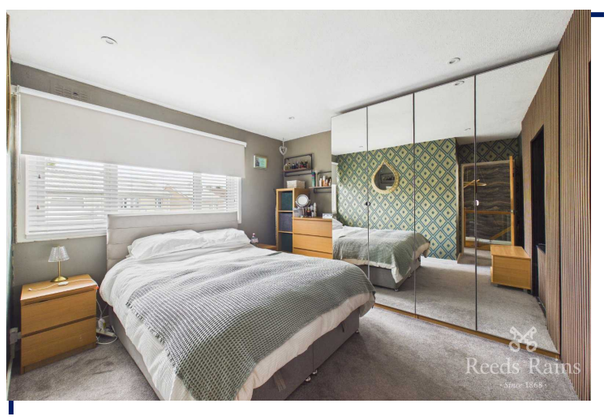












Firbank Road, Manchester, Greater Manchester, M23

Guide Price: £300,000
Freehold

Reeds Rains

reedsrains.co.uk

Firbank Road, Manchester, Greater Manchester, M23

Guide Price: £300,000 Freehold

Council Tax Band: A
EPC Rating: TBC

Reeds Rains are proud to present this beautifully presented and deceptively spacious three-bedroom semi-detached family home, ideally positioned on the popular Firbank Road. The property is perfectly suited to first-time buyers, growing families, or those looking for additional living space. Recently replaced windows and boiler system have also been fitted.

The ground floor comprises a welcoming entrance porch, a spacious full-depth living room, and an impressive open-plan kitchen/diner fitted with contemporary units and offering plenty of space for family dining. The kitchen leads through to a bright conservatory overlooking the rear garden, providing a useful additional reception space.

To the first floor are three well-proportioned bedrooms, including two generous doubles, together with a stylish family bathroom.

Externally, the property benefits from a gated driveway providing off-road parking for multiple vehicles and an attractive low-maintenance rear garden with patterned pressed concrete from front to rear, along with rear outbuildings, ideal for relaxing and entertaining.

Firbank Road is conveniently positioned for a wide range of local amenities, schools and transport connections, with easy access to Wythenshawe Hospital, Sale, Timperley, Manchester Airport and Manchester City Centre.

Entrance Porch
uPVC double glazed entrance door opens into an enclosed porch with windows to the front and side elevations and door leading to:

Living Room
11'3" x 20'9" (3.43m x 6.32m)
Spacious full-depth living room with uPVC double glazed window to the front elevation, feature fireplace, contemporary media wall, wood effect flooring and stairs leading to the first floor.

Kitchen / Diner
10'11" x 20'10" (3.33m x 6.35m)
Fitted with an attractive range of contemporary wall and base units with quarts work tops over, sink with mixer tap, integrated cooking appliances and space for dining furniture. uPVC double glazed window to the rear elevation, external door and access leading through to:

Conservatory
7'6" x 9'7" (2.29m x 2.92m)
Bright additional reception space with uPVC double glazed windows overlooking the rear garden and door providing direct access outside.

Stairs To The First Floor:
Stunning oak and glass carpeted stairs leading up on the landing.

Bedroom One
11'7" x 11' (3.53m x 3.35m)
Double bedroom with carpeted flooring, fitted wardrobes and uPVC double glazed window to the front elevation.

Bedroom Two
10'11" x 11'2" (3.33m x 3.4m)
Further spacious double bedroom with carpeted flooring, feature wood panelling and uPVC double glazed window to the rear elevation.

Bedroom Three
8'2" x 9'8" (2.5m x 2.95m)
Well-proportioned third bedroom with wood effect flooring, fitted storage and uPVC double glazed window to the front elevation.

Bathroom
Fitted with a contemporary three-piece suite comprising panelled bath with shower over, wash hand basin set within a vanity unit and WC. Tiled walls and flooring with uPVC obscured double glazed window

External
To the front, gated access opens onto a substantial driveway providing off-road parking for multiple vehicles. To the rear is an enclosed low-maintenance garden with paved seating areas.

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.



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.

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