

Yew Tree Road, Manchester, Greater Manchester

Guide Price: £330,000

bridgfords













Situated on the ever-popular Yew Tree Road, this well-presented three-bedroom semi-detached home offers a wonderful blend of character, space and convenience in one of South Manchester's most sought-after locations. Retaining a number of original features, the property enjoys a desirable setting within a vibrant local community, just a short stroll from Withington Village and its excellent selection of independent shops, cafés, restaurants and everyday amenities. Wilmslow Road is also within easy reach, providing excellent transport links into Manchester city centre and making this an ideal choice for commuters.

Extending to approximately 918 sq.ft. of living space, the accommodation is thoughtfully arranged throughout. The ground floor opens with a welcoming entrance hallway leading to a bright bay-fronted lounge. To the rear, an attractive and spacious dining room provides the perfect setting for family life and entertaining, featuring a charming wood-burning stove and French doors opening directly onto the garden. The kitchen is positioned at the rear of the property and boasts attractive checkerboard tiled flooring, a Belfast sink, generous worktop space and plenty of storage.

To the first floor, the landing gives access to two well-proportioned double bedrooms and a smaller third bedroom, ideal for use as a nursery, dressing room or home office. The family bathroom is fitted with a shower over the bath, while a separate w/c adds further practicality.

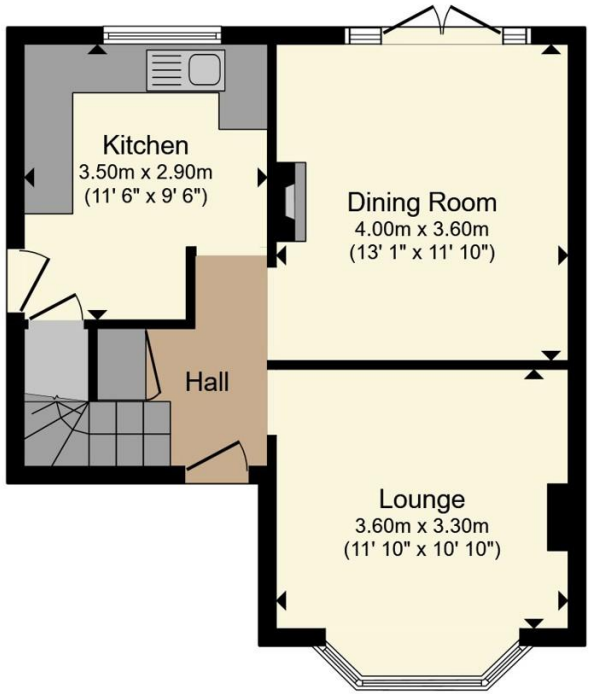
Externally, the property continues to impress. To the front is a large driveway, a particularly rare and valuable feature for such a prime location, along with gated side access. The west-facing rear garden is mainly laid to lawn and benefits from a substantial patio area, providing the perfect space for outdoor dining, entertaining or simply enjoying the afternoon and evening sun.

The property is Freehold and benefits from gas central heating and double glazing. The EPC rating is D and the Council Tax Band is A.

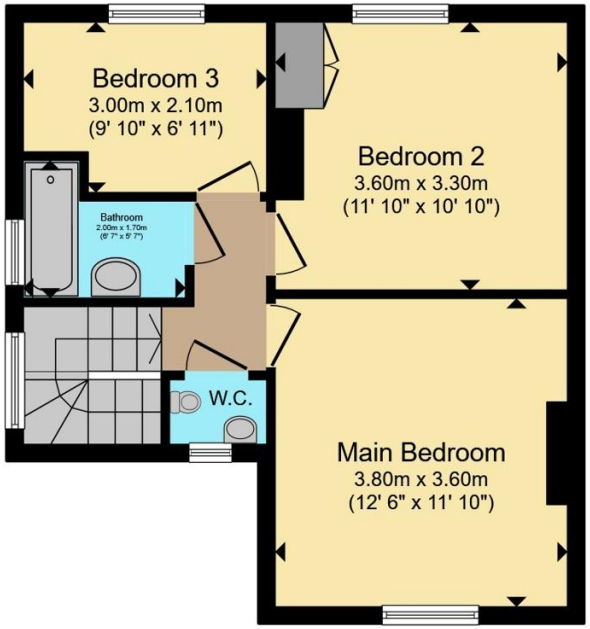
With its desirable setting, generous accommodation and abundance of charm, this is an excellent opportunity not to be missed. Viewing is strictly by appointment only.







Ground Floor



First Floor

Total floor area 85.3 m² (918 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

bridgfords







Council Tax Band: **A**

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.

Bridgfords is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: WIW_WIW260423_R6PL_8