



Gibwood Road, Manchester M22 4BR

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EXCLUSIVE



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- TWO GATED DRIVEWAYS FOR USE OF MULTIPLE CARS
- THREE RECEPTION ROOMS
- CONVERTED GARAGE INTO OFFICE SPACE
- DOUBLE GARAGE
- 0.3 MILE WALK TO NEAREST LOCAL SUPERMARKET
- VERY CLOSE LINK TO M56/M60 MOTORWAY
- 0.5 MILE TO WYTHENSHAW PARK
- 10 MINUTE DRIVE TO WYTHENSHAW HOSPITAL
- EPC - TBC
- 0.3 MILES WALK TO NORTHENDEN VILLAGE





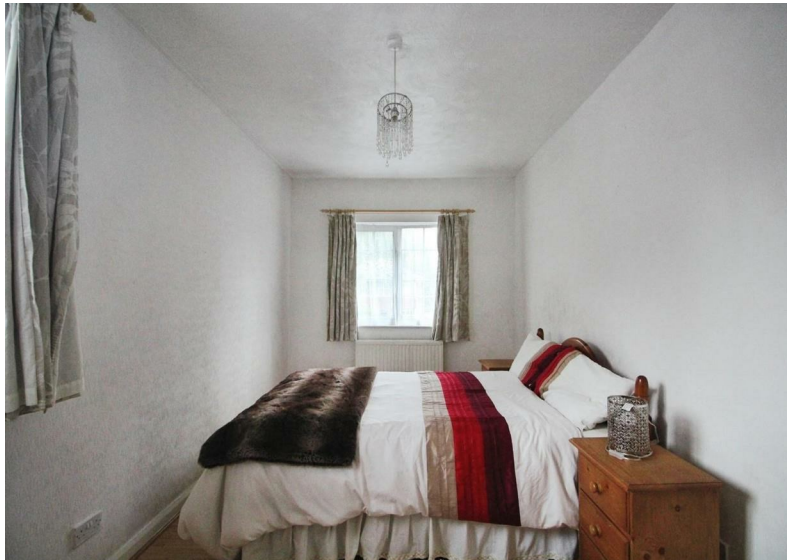
Nestled on the charming Gibwood Road in Manchester, this splendid house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The two well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The house boasts two modern bathrooms, and the added benefit of a downstairs W/C catering to the needs of a busy household. A standout feature of this property is the large gated double driveway which accommodates at least four vehicles, along with additional driveway for two more, making it perfect for families with multiple cars or guests.

There is beautiful garden to the rear with both a lawn, patio and BBQ area ideal for the summer nights and entertaining guests. The garden also runs round the side of the property and Just a couple of minutes' walk away, you will find the vibrant Northenden Village, where a delightful selection of local shops and bars awaits. This proximity to amenities adds to the appeal of the location, allowing for a convenient lifestyle. Additionally, the nearby Wythenshawe Park offers a beautiful green space for leisurely strolls, picnics, or outdoor activities, enhancing the overall living experience and the M56/M60 is ideally and easily accessible.

For those who require a dedicated workspace, one of the garages has been thoughtfully designed to serve as an office space, providing a quiet and productive environment away from the main living areas.

In summary, this property on Gibwood Road is a fantastic opportunity for anyone looking for a spacious family home in a desirable location, with excellent amenities and outdoor spaces nearby. Don't miss the chance to make this wonderful house your new home.



GROUND FLOOR**Porch****Hallway****Dining/Drawing Room**

30'2 x 11'4

Lounge

17'4 x 15'9

Kitchen

10'9 x 9'4

Office/Garage 2

15'7 x 8'2

Garage

15'7 x 8'2

Conservatory

11'8 x 9'3

W.C

4'4 x 2'5

FIRST FLOOR**Bedroom**

15'6 x 8'3

Bedroom

14'7 x 11'4

Bedroom

13'6 x 11'4

Bedroom

8'4 x 8'1

Bathroom

8'1 x 6'9

Bathroom

7'6 x 6'3

W.C

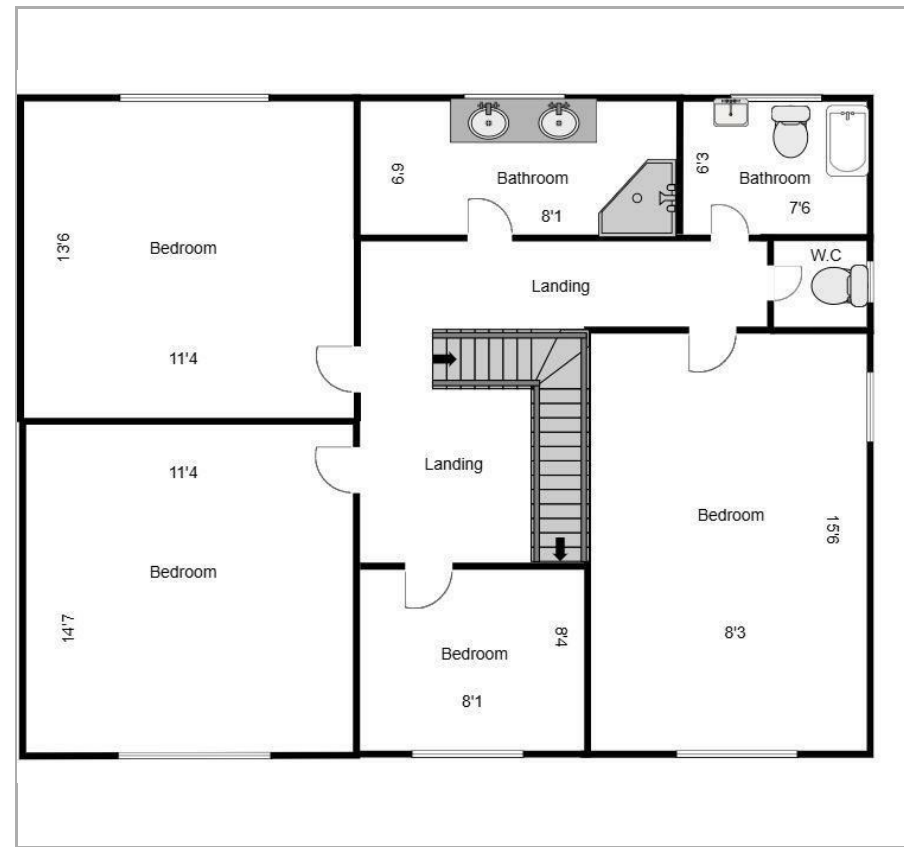
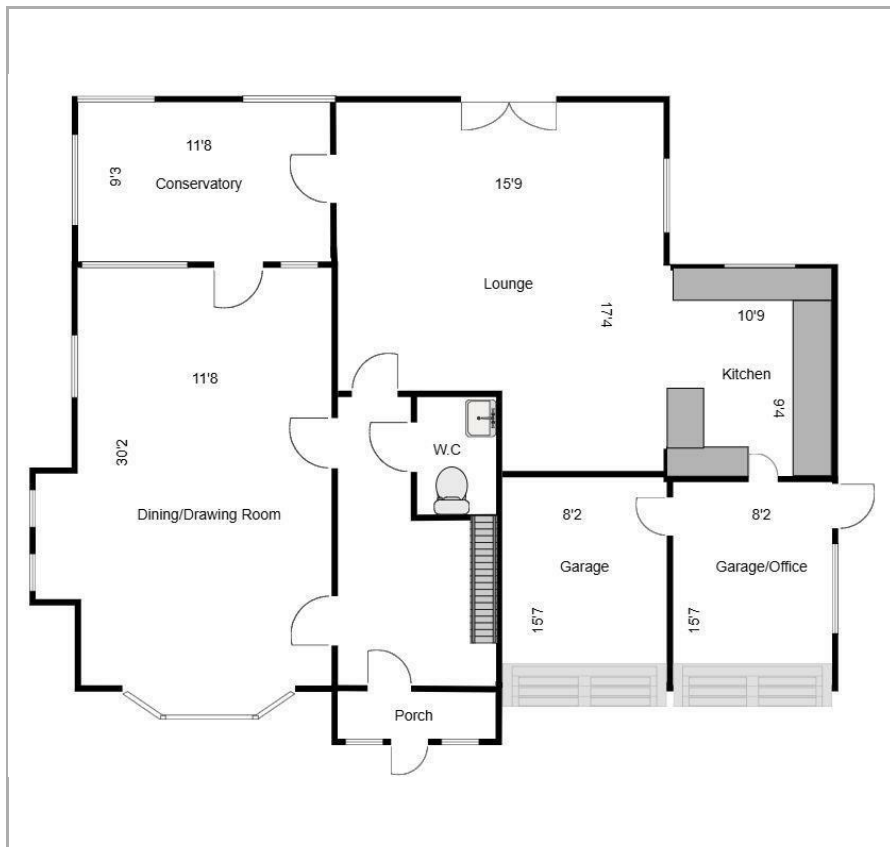
5'1 x 2'8

Landing**Exterior**

Private gardens front and back with parking for multiple vehicles at the front

Additional Information**IMPORTANT NOTE TO POTENTIAL**

PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. **POTENTIAL PURCHASERS:** Fixtures and fittings other than those mentioned are to be agreed with the seller.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters South Manchester -
0161 945 9000 <https://www.hunters.com>

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