

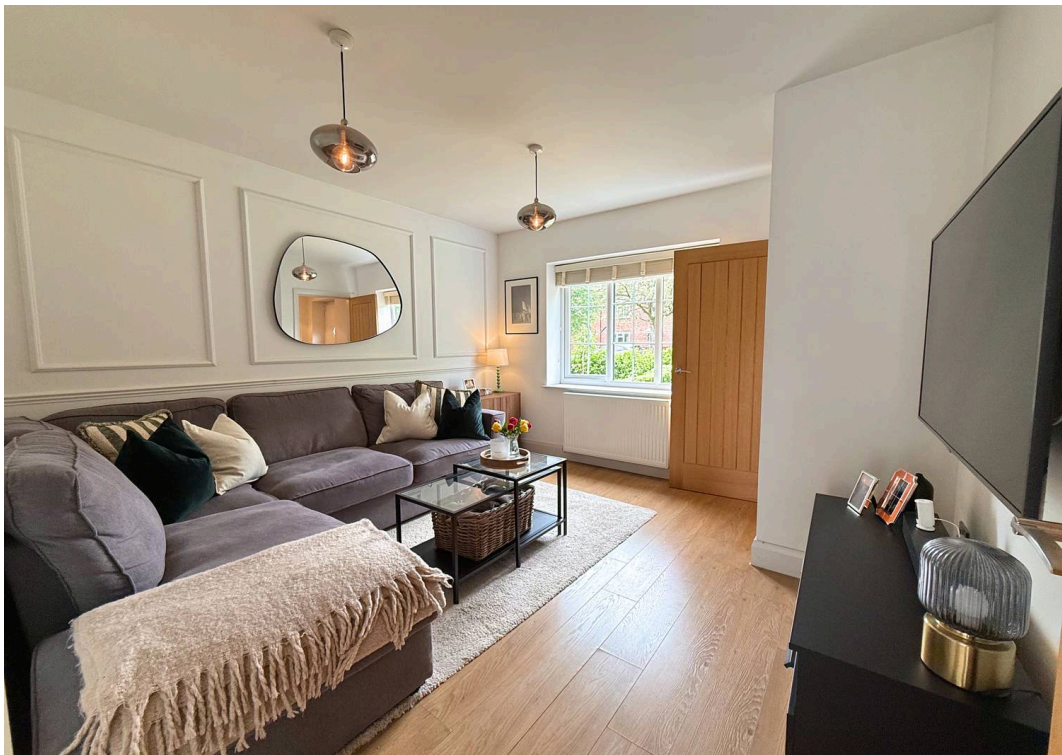


1e Ferndown Road
Manchester

£315,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Manchester

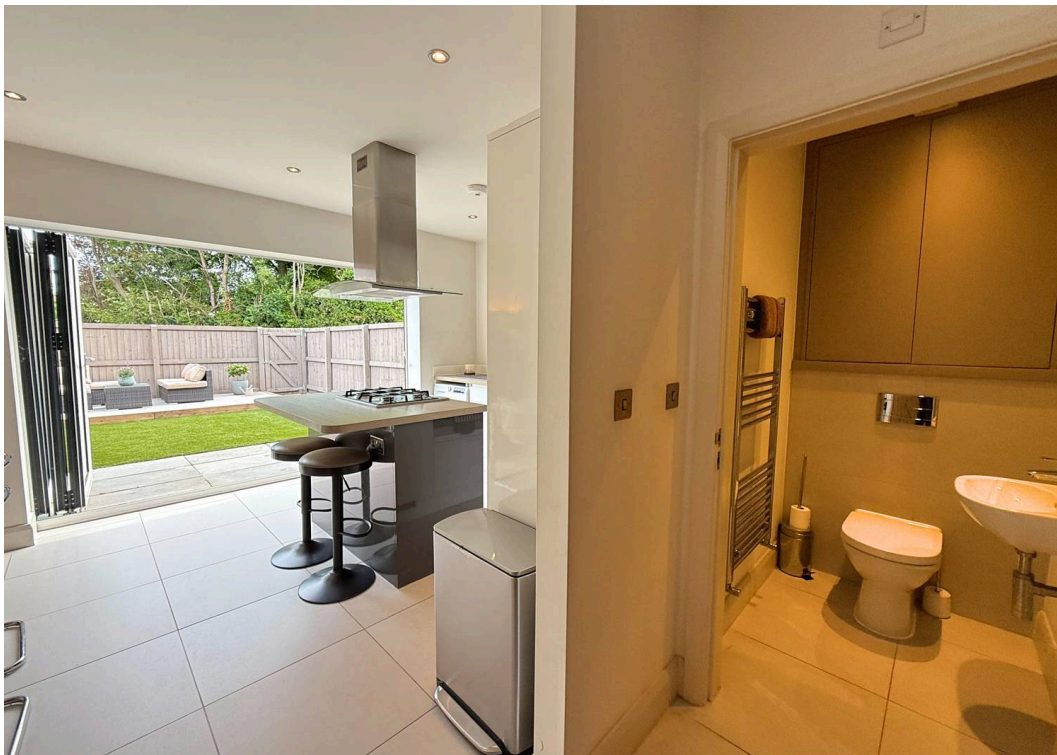
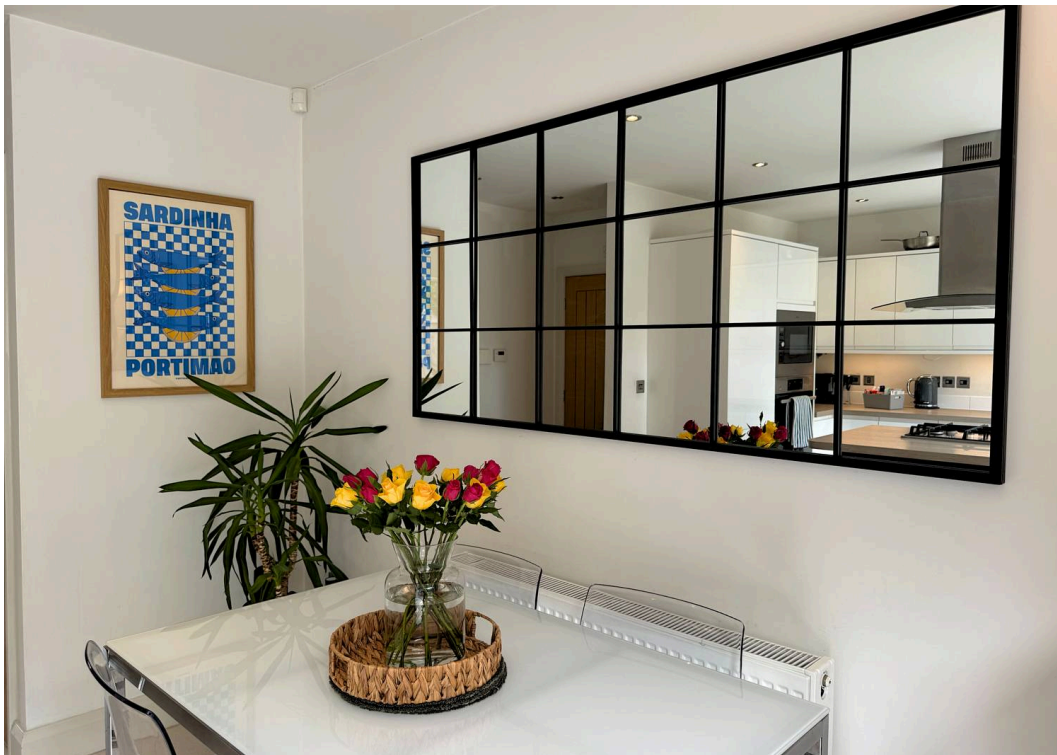
Stylish three-bedroom semi with spacious open-plan living, modern kitchen, landscaped North East facing garden, two parking spaces, and versatile rooms. Ideal for families or professionals.

Council Tax band: C

Tenure: Leasehold

- Modern semi detached
- Three bedrooms
- Modern kitchen with island and integrated appliances
- Bi-fold doors for seamless garden access
- North East facing rear garden with a patio that enjoys sunlight throughout the day
- Secure allocated parking for two cars
- Modern family bathroom and downstairs wc
- Ample natural light throughout

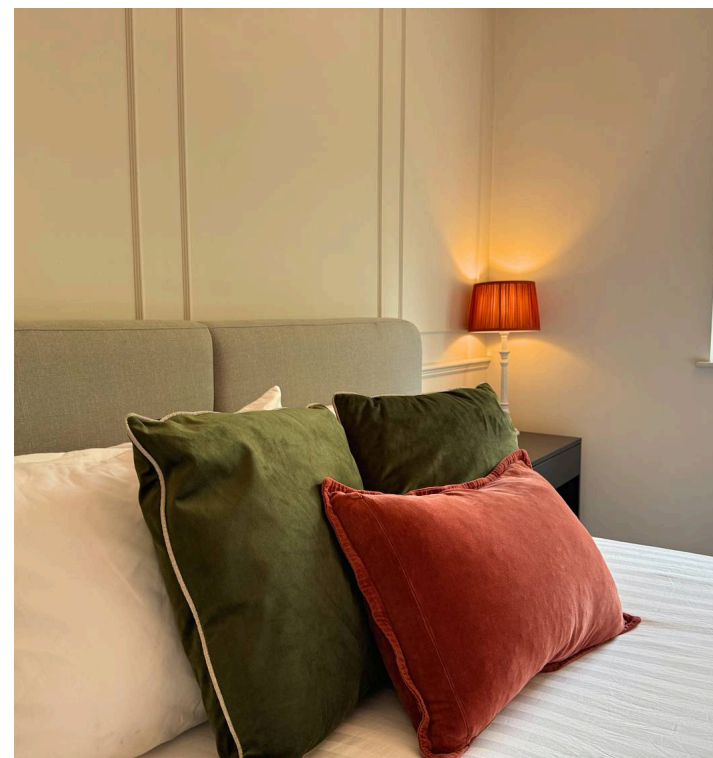




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This beautifully presented three-bedroom semi-detached house offers an exceptional blend of modern style and flexible living. Upon arrival, the property impresses with its charming brick exterior, modern windows, and a neatly maintained front garden framed by a paved walkway. Step inside to discover a spacious reception area adorned with elegant wall panelling, hardwood flooring, and contemporary pendant lighting. The living space seamlessly flows into a stunning kitchen and dining area, where sleek, modern kitchen units, a central island with integrated seating, and high-end appliances create a focal point ideal for both family life and entertaining. The kitchen's open-plan design is filled with natural light from large windows and striking bi-fold doors, which provide effortless access to the landscaped garden and patio, ensuring true indoor-outdoor living. A separate downstairs wc completes the ground floor accommodation.

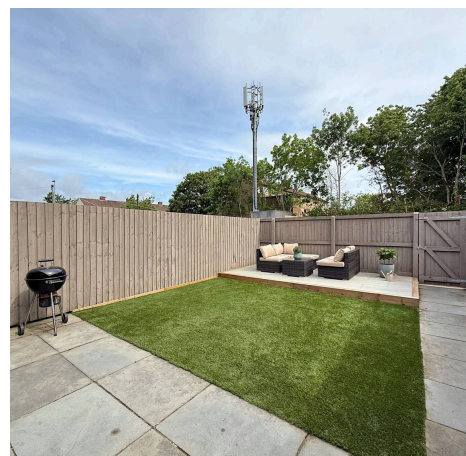
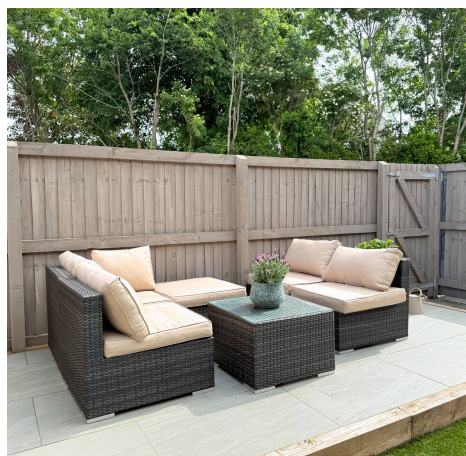
The thoughtfully designed bedrooms offer tranquil retreats, each benefitting from luxurious touches such as plush carpeting and large windows. The principal bedroom features modern lighting for a touch of elegance. The family bathroom is finished to a high standard, with sleek fixtures, large neutral-toned tiles, heated towel rail, and functional built-in storage for a clutter-free space. Additional versatile rooms, with abundant natural light, provide perfect options for a dedicated home office or study.



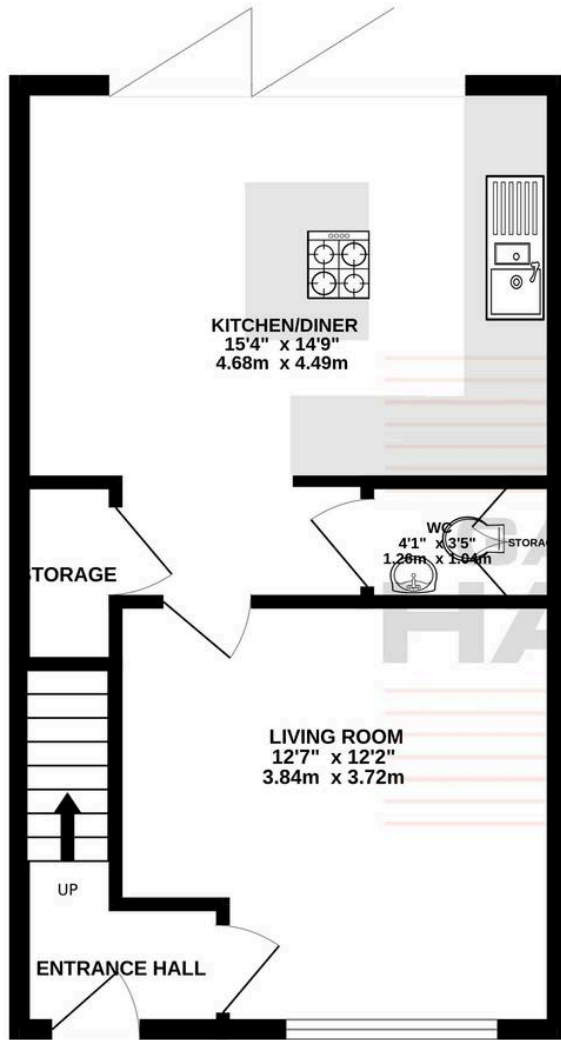


Outside, the landscaped, North East facing rear garden boasts a low-maintenance artificial lawn, spacious patio which enjoys the sunlight throughout the day, and comfortable seating - ideal for al fresco dining or relaxing in privacy, thanks to secure fencing. Practical benefits include a secure car parking area with two spaces, accessed via electric gate and a barbeque area for entertaining. Every detail in this home has been thoughtfully chosen to deliver comfort, style, and practicality, making it a compelling opportunity for families and professionals alike seeking a contemporary lifestyle in a welcoming setting.

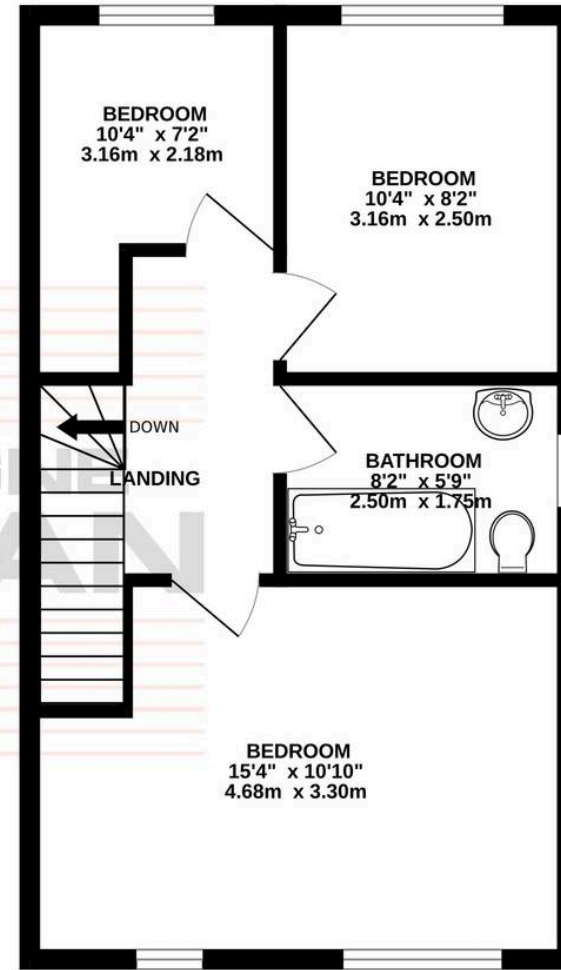
Ferndown Road is situated in a highly sought after location, being in close proximity to Timperley Village, Moor Road and Wythenshawe Park Metrolinks. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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