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# Falconwood Way, Manchester, M11 3LN

## Offers over £310,000

Deceptively spacious five bedroom town house offered for sale with no vendor chain, perfectly positioned in the ever-popular Beswick area, just 1.5 miles from Manchester City Centre. This well-located property offers the ideal blend of convenience and modern living, making it a fantastic choice for families, first-time buyers looking for extra space, or investors seeking strong rental demand.

Situated within walking distance of the Etihad Stadium, Co-Op Live and Sportcity, the property is superbly placed to take advantage of everything East Manchester has to offer. Velopark Metrolink is nearby, providing direct services into Piccadilly Station and the city centre. For those commuting by road, the M60 motorway and A635 (Ashton Old Road) are easily accessible. Manchester City Centre is a short drive away or around a 15-minute cycle, ensuring excellent connectivity. Local shops, cafes, gyms, schools, and plenty of green spaces further enhance the location.

The accommodation is set across three floors and offers a surprising amount of space. To the ground floor there is a welcoming entrance hall, convenient downstairs WC, fitted kitchen, utility room, and a light-filled lounge with patio doors opening out onto the rear garden. The first floor provides two generously sized bedrooms and a family bathroom, while the second floor hosts three additional bedrooms, including a well-proportioned principal bedroom complete with en-suite shower room.

Externally, the property benefits from an enclosed rear garden featuring a paved patio area and lawn, creating an ideal space for outdoor relaxation, entertaining, or family activities.

This property presents a fantastic opportunity to secure a versatile home in a highly sought-after area with excellent transport links, strong local amenities, and close proximity to the city centre.







## GROUND FLOOR

### Entrance Hall
Door to front, door to storage cupboard, stairs leading to first floor, doors leading to:

### WC
Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to the front.

### Kitchen
12'3" x 10'0" (3.73m x 3.06m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed windows to front and side, radiator.

### Lounge
11'4" x 10'8" (3.45m x 3.24m)
Radiator, double glazed sliding patio door opening out to rear garden.

### Utility room
4'0" x 6'9" (1.22m x 2.06m)
Plumbing for washing machine, space for tumble dryer, worktop space, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing
Double glazed window to rear, radiator, door to storage cupboard, stairs leading to second floor, doors leading to:

### Bedroom 2
12'1" x 10'8" (3.68m x 3.24m)
Radiator, double glazed sliding patio door opening out to Juliette balcony.

### Bedroom 3
11'3" x 10'8" (3.42m x 3.24m)
Double glazed window to rear, radiator.

### Bathroom
7'0" x 6'9" (2.13m x 2.06m)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front, radiator.

## SECOND FLOOR

### Landing
Double glazed window to rear, doors leading to:

### Bedroom 1
14'1" x 10'9" (4.28m x 3.28m)
Double glazed window to front, radiator, door leading to:

### En-suite
Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, radiator.

### Bedroom 4
9'6" x 10'8" (2.90m x 3.25m)
Double glazed window to rear, radiator.

### Bedroom 5
10'2" x 6'8" (3.09m x 2.02m)
Double glazed window to front, radiator.

## OUTSIDE
Enclosed garden to the rear with paved patio and lawned section with gated access.

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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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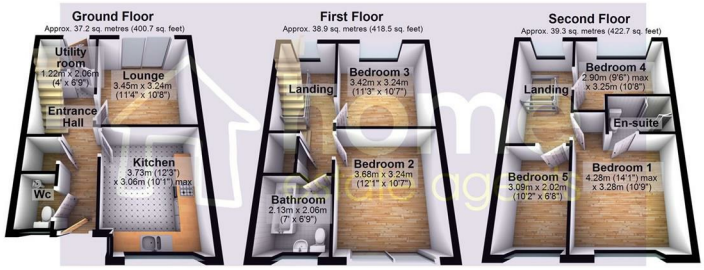


Total area: approx. 115.4 sq. metres (1241.9 sq. feet)







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