



Solomon Estates delighted to present this charming 3-Bedroom Terraced Home with Expansive Garden – Ideal for Families & First-Time Buyers Withington, Manchester

Nestled in the Withington/Ladybarn area, this beautifully presented 3-bedroom terraced property offers the perfect blend of comfort, space, and location. Ideal for families or first-time buyers, this home boasts a surprisingly large rear garden – a rare find in the area – providing ample space for outdoor entertaining, gardening, or simply relaxing in your own private oasis.

Inside, the property features a spacious layout with well-proportioned rooms, including a bright living area, a functional kitchen, and three bedrooms. The home offers plenty of potential for personalisation or future extension (subject to planning permission).

Located within easy reach of local schools, parks, shops, and excellent transport links into Manchester city centre, this property combines suburban charm with urban convenience. Don't miss the opportunity to secure a well-located, family-friendly home in one of Manchester's most sought-after neighbourhoods.

Tenure: Freehold

Council tax: Band A

Council tax band: C

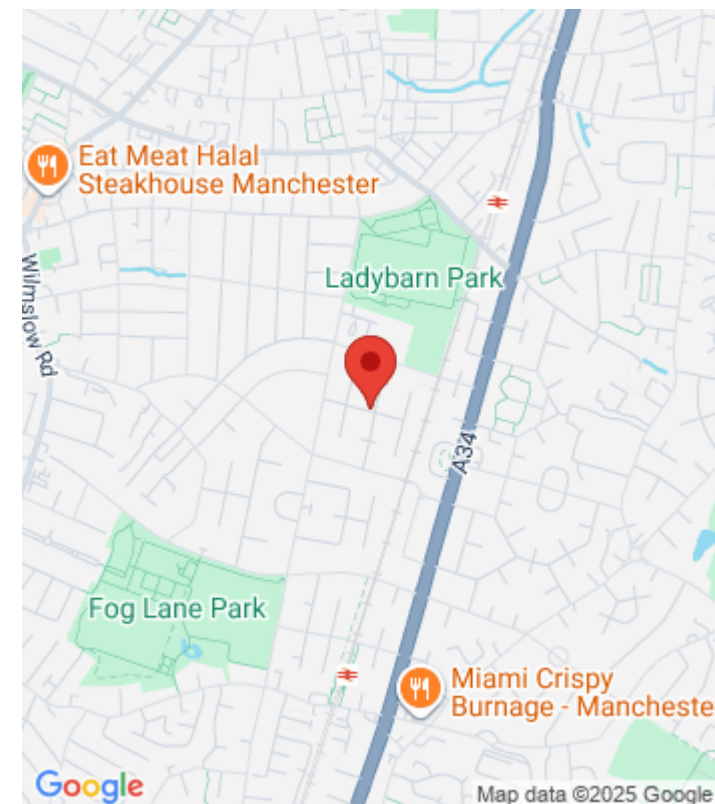
Council Tax Band: A (Manchester City Council)

Tenure: Freehold





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		84
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.