



104 Blackcarr Road  
Baguley M23 1PN  
Asking Price £525,000



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# 104 Blackcarr Road

## Baguley M23 1PN

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A FREEHOLD, Four Bedroom, Two Bathroom, Family Detached with fabulous gardens onto a wooded outlook to rear.

Just once in a while a property comes to the market which stands out from the crowd; this being one such home. The property offers: Ground Floor with Entrance Hall, Lounge into Dining Room, Extended Re-fitted Kitchen, Study/Playroom, Bedroom Four, Shower Room, Utility Room. On the first floor are Three Excellent Bedrooms, Bathroom/WC. Outside: Front Garden with Driveway and Gate leading to the rear which is beautifully laid out and maintained (see photos).

The property lies close to schooling, local shops, and transport etc. Within a couple of miles are both the M56/M60 Motorways.

The is a lovely family home, NOT TO BE MISSED.

- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Re-pointed/Re-Roofed
- Freehold

Porch  
7'1 x 2'4

Hallway  
10'9 x 7'4  
Understairs cupboard

Living Room  
16'1 x 11'4  
Bay Window, electric fire with surround

Dining Room  
10'6 x 8'9  
Sliding door to patio

Kitchen  
19'6 x 8'9  
Modern kitchen with Fitted units and work surfaces,, Range cooker with extractor hood, dishwasher.

Utility  
8'3 x 7'1  
Plumbing for washing machine

Study/Playroom  
14'5 x 8'3

Shower room/WC  
5'4 x 3'2 increasing to 6'3  
three piece suite with Shower, WC, wash basin, Heated towel rail

Bedroom Four  
8'9 x 7'7

Landing  
6'4 x 2'7  
Loft Access, Airing cupboard

Bedroom One  
14'2 c 10'7

Bedroom Two  
11' x 8'1

Bedroom Three  
10'9 x 10'2

Bathroom  
8'5 x 7'1  
White suite, bath with shower over, Wash basin, WC, wash basin.  
Heated towel rail.

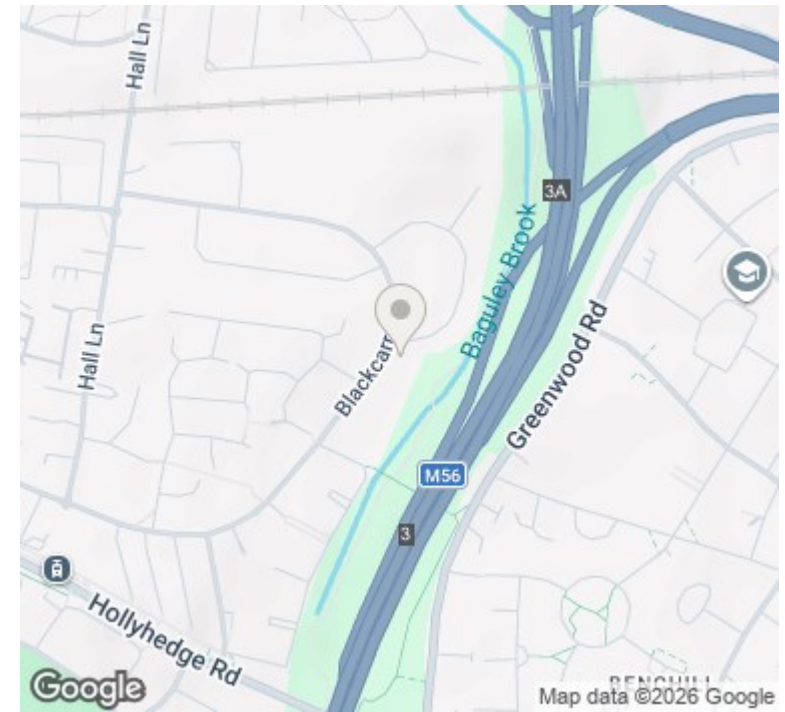
External  
Excellent gardens to the front and rear with offroad parking



Tenure: Freehold  
Council Tax: Manchester D



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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