



19 Paulden Avenue
Baguley M23 1PH
Offers Over £325,000



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Located just off Blackcarr Road, this extended traditional semi-detached house forms part of a sought-after residential area which is close to amenities, transport networks and popular schools for all age groups.

A wide entrance hallway leads to an extended fitted kitchen which has a comprehensive range of fitted base and eye-level units. There is a spacious living room with feature fireplace. The room opens to an extended dining room which has glazed patio doors which lead out to the garden.

To the first floor there are two generous double bedrooms and a single bedroom which has fitted furniture. The bathroom features a white suite with bath and a separate shower enclosure. The landing has storage and access to a loft with boarded floor and drop-down ladder.

The house stands behind a garden area with a driveway which leads through wrought-iron gates, beneath a car-port alongside the property and on to a detached garage.

There is an attractive enclosed garden to the rear of a good size, with a large paved seating area leading on to a lawn with well-stocked decorative borders.

This is a property which will appeal to family purchasers in particular. It offers significant potential for further updating and is certain to attract a good deal of interest. An early viewing is advised.

Tenure: Freehold
Council Tax: Manchester C

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Attractive Gardens
- Driveway & Carport
- Detached Garage
- Popular Area
- Viewing Advised

Entrance Hallway
8'2 max x 10'11 max

Living Room
24'6 x 10'8
Opens to:

Dining Room
6'7 x 9'0

Breakfast Kitchen
18'1 max x 8'1 red to 7'4

First Floor Landing

Bedroom One
13'2 x 10'8 max

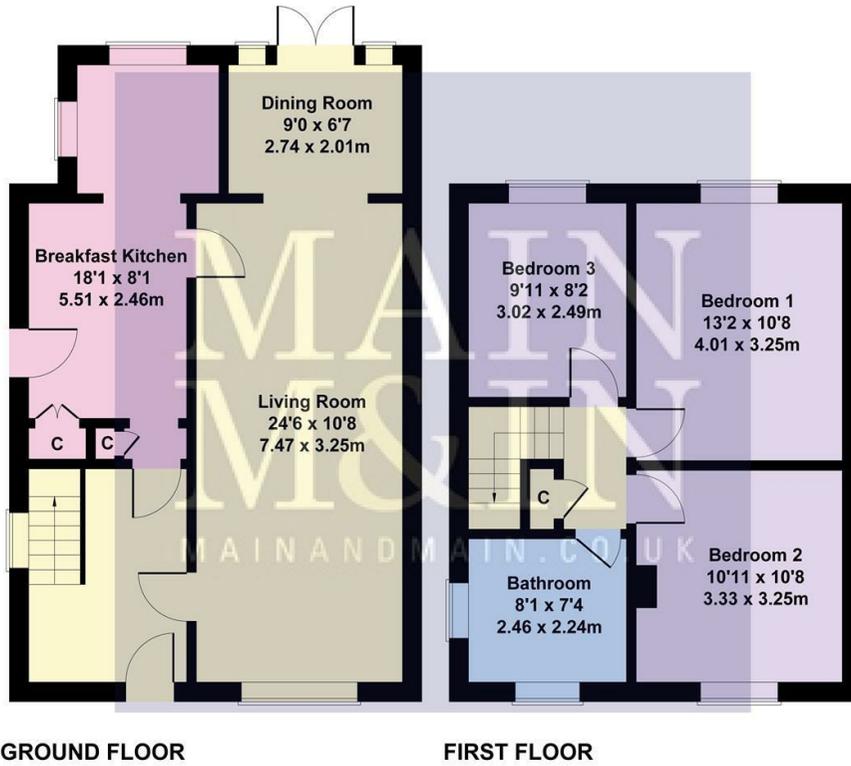
Bedroom Two
10'11 x 10'8

Bedroom Three
9'11 max x 8'2 max

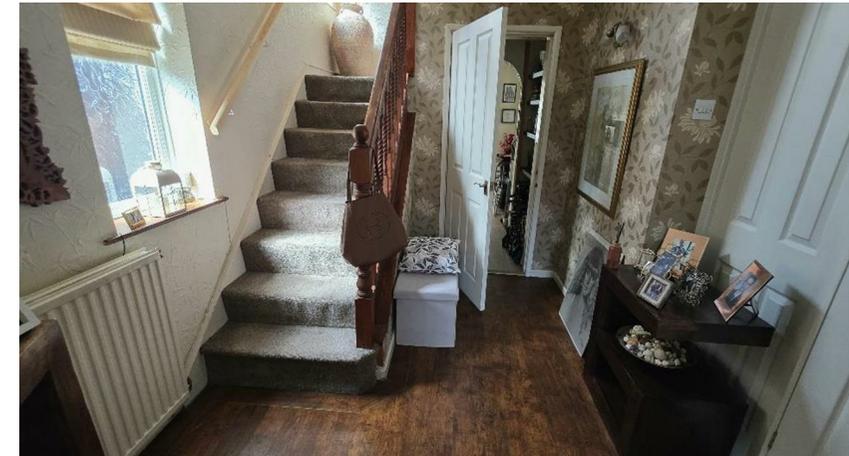
Bathroom
7'4 x 8'1

Externally
Garden and driveway to the front.
Gated access beneath car port, leading on to detached garage.
Enclosed garden to the rear with paved seating area, lawn and decorative borders.





Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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



Company Registration No. S615498

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

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

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
Energy efficient - lower running costs (81-91)	B
Decent (69-80)	C
Not energy efficient - higher CO2 emissions (55-68)	D
Very poor (39-54)	E
Extremely poor (21-38)	F
Very poor (1-20)	G

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Very poor (1-20)	G
Current	81
Target	69

