



94 Blackcarr Road  
Baguley M23 1PN  
Offers Over £650,000

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# 94 Blackcarr Road

## Baguley M23 1PN

Offers Over £650,000

Recently completed to a particularly high specification throughout, this stunning detached residence simply must be seen: Over 2,400 square feet of immaculate accommodation is on offer - Perfect for those seeking luxurious modern living.

An entrance hallway leads to a wide reception hallway, with two large separate reception rooms to the front of the house.

To the rear, spanning the entire width of the property is a breathtaking open-plan living space with huge bi-folding doors which open to the outside seating platform and landscaped rear garden. This room features a high-specification kitchen with integrated appliances and stunning polished marble worktops. The room opens to provide dining and family entertaining space, leading on to a separate recessed room which could be utilised as a media room, child's play room/den or a study.

Returning to the hallway, there is a useful utility room and a downstairs WC. The stairs rise from the hallway, with a contemporary wrought-iron balustrade.

To the first floor are five generously-proportioned



Tenure: Freehold

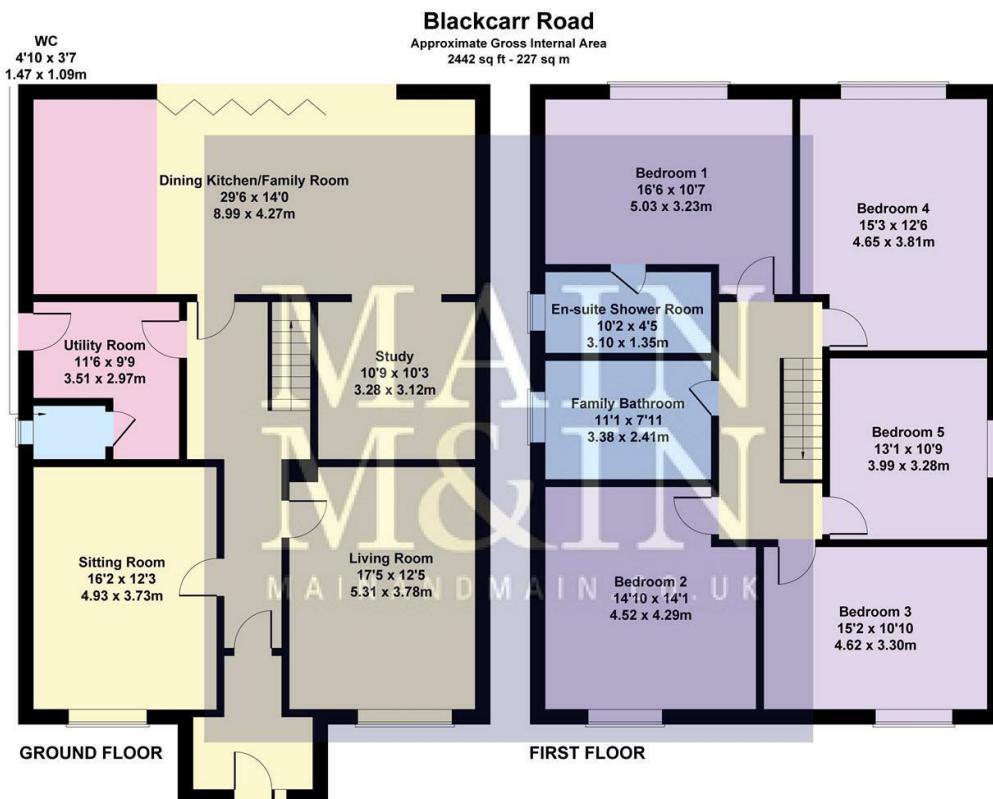
Council Tax: Manchester D

double bedrooms. The principal bedroom features an impressive en-suite shower room/WC. A spacious luxury family bathroom is also certain to delight: A large freestanding bath is complemented by twin sinks, a double-sized shower enclosure and stylish contemporary fittings.

The property occupies a sizeable plot, with landscaped gardens to the front and rear. A driveway provides off road parking space which extends alongside the house. The rear garden enjoys a pleasant wooded aspect to the rear, with a raised seating area and lawned expanse.

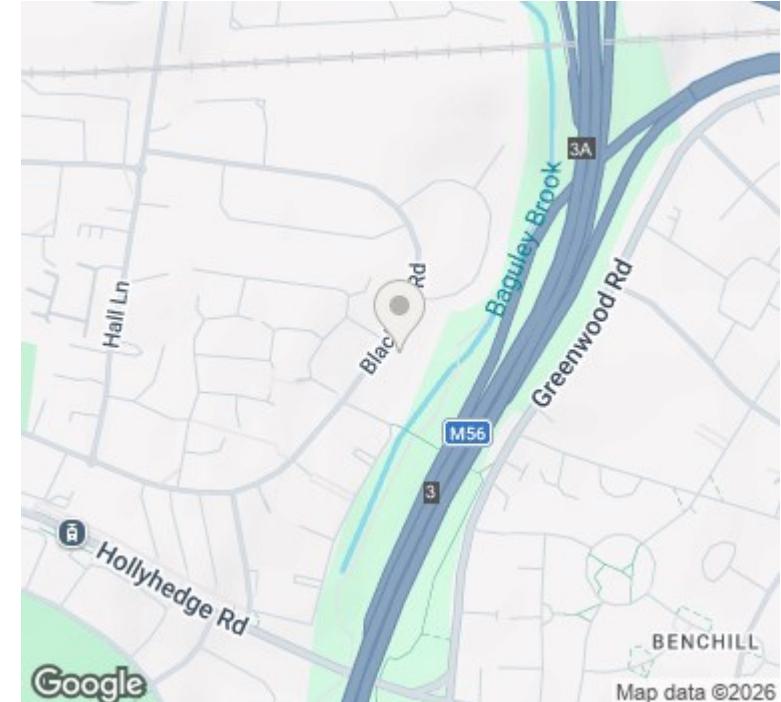
Blackcarr Road forms part of a sought-after residential area, with excellent transport links and schools for all age groups. Manchester Airport and Wythenshawe Hospital are both easily accessible.

- Incredible High-Specification Detached Residence
- Superb Quality
- Five Bedrooms
- Two Luxury Bathrooms
- Three Reception Rooms
- Stylish Kitchen with Integrated Appliances
- Bi-Fold Doors to Seating Platform and Landscaped Gardens
- Stunning Open-Plan Living
- Utility Room & Downstairs WC
- No Onward Chain



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

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

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