



60 Ferndown Road
Brooklands M23 9AN
£465,000

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Available with no onward chain and featuring a full-width extension to the ground floor, this stunning home offers spacious accommodation with contemporary style.

A wide reception hallway leads to a spacious living room with bay window and a feature wood-burning stove. An impressive open-plan dining kitchen and family room provides a superb modern living space which features large format tiling with underfloor heating. The room is flooded with natural light from bi-folding doors to the rear garden, in addition to three roof windows to the vaulted ceiling.

The high-specification kitchen is fitted with stylish units with a large quartz central island featuring an inset sink with boiling water tap and a selection of quality integrated appliances. Returning to the hallway, a downstairs WC/store also houses the combination boiler.

To the first floor are two spacious double bedroom, the principal room with fitted wardrobes with downlighters. There is a well-proportioned third bedroom and a contemporary luxury bathroom featuring a white suite with large bath and a walk-in shower enclosure. A ceiling hatch from the landing opens with a drop-down ladder giving access to a loft room with a roof window.

The house stands behind a garden area with a paved driveway providing off road parking space. This leads alongside the house, through wrought iron gates and on to a detached garage.

To the rear is a pleasant enclosed garden which affords a good degree of privacy. There is a large seating area and a lawned garden with decorative borders.

The property forms part of a popular residential area, well-placed for access to plentiful amenities, transport links and schools for all age groups.

This is a most appealing home which simply must be viewed in order to appreciate the specification and finish.

- Extended Accommodation
- Stunning Open Plan Kitchen/Dining/Family Room
- Spacious Living Room
- Downstairs WC
- Three Well-Proportioned Bedrooms
- Luxury Bathroom
- Loft Room
- Driveway & Garage
- Gardens
- No Onward Chain

Reception Hallway

15'9 max x 7'10 max

Downstairs WC

5'8 x 2'4

Living Room

17'0 max into bay x 12'5

Dining Kitchen/Family Room

25'9 red to 21'4 x 20'5 max

First Floor Landing

Bedroom One

11'7 x 11'6 red to 9'6 to wardrobes

Bedroom Two

12'6 x 12'0

Bedroom Three

7'11 x 7'6

Bathroom

7'10 x 7'4

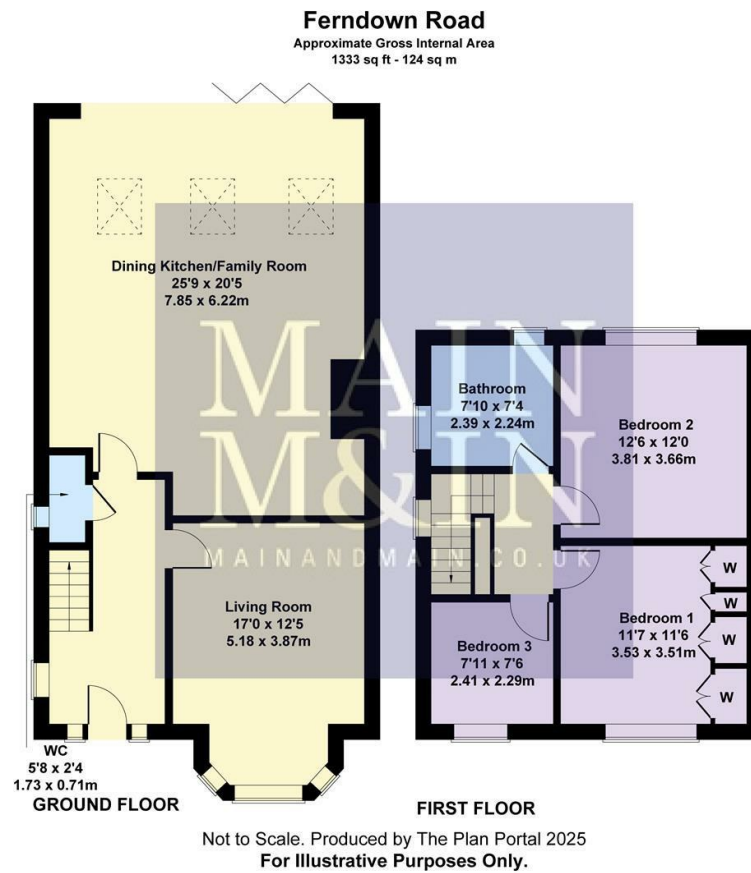
Loft Room

19'2 max x 14'8 max

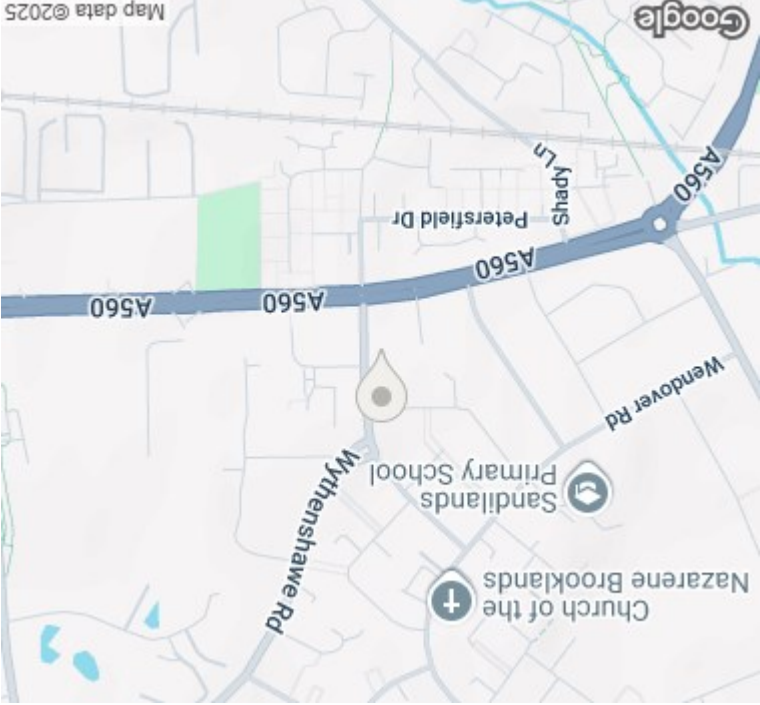
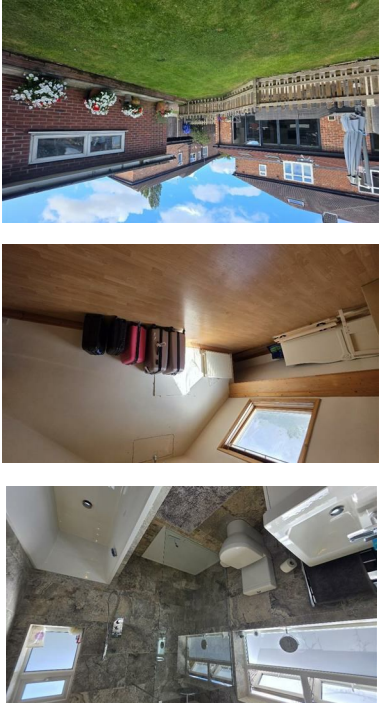
Some restricted head height. Roof window.

Tenure: Freehold

Council Tax: Manchester C



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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential
69	56
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential

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