



6 Paulden Avenue
Baguley M23 1PD
£375,000

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£375,000

Presented to a particularly high standard throughout, this much-improved semi-detached home is certain to impress.

An entrance hallway leads to a stylish modern fitted kitchen which has a comprehensive range of integrated appliances, larder cupboards and quartz worktop surfaces, with patio doors leading out to the rear garden. To the front of the property is a dining room with bay window and folding internal doors which open to a well-proportioned living room with gas fire and a further set of patio doors to the rear.

To the first floor is an attractive refitted bathroom which features a freestanding claw-foot bath with shower attachment and a separate shower enclosure. There are two generous double bedrooms and a good single bedroom which enjoys a dual aspect. All of the bedrooms have fitted wardrobes/cupboards.

The house stands behind a garden area with a driveway which leads alongside the property and on to a detached garage. There is an enclosed garden to the rear which enjoys a southerly aspect. It features paved seating areas, a central lawn and decorative borders.

Further improvements include a recent composite 'Rock' front door, modern PVCU double glazed units, a modern combination gas boiler and the significant benefit of the main roof having been re-tiled. The property is very well-presented, with attractive neutral décor throughout and made-to-measure 'plantation' style shutters to the front of the house.

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

Tenure: Freehold
Council Tax: Manchester C

- Gas Central Heating
- PVCU Double Glazing
- Stylish Modern Fitted Kitchen
- Two Reception Rooms
- Three Bedrooms
- Refitted Bathroom
- Driveway
- Garage
- Gardens

Entrance Hallway
13'6" x 6'10" max

Dining Room
11'11" x 12'6"
Folding doors open to:

Living Room
14'2" x 10'11"

Kitchen
19'10" max x 8'5" red to 6'2"

First Floor Landing

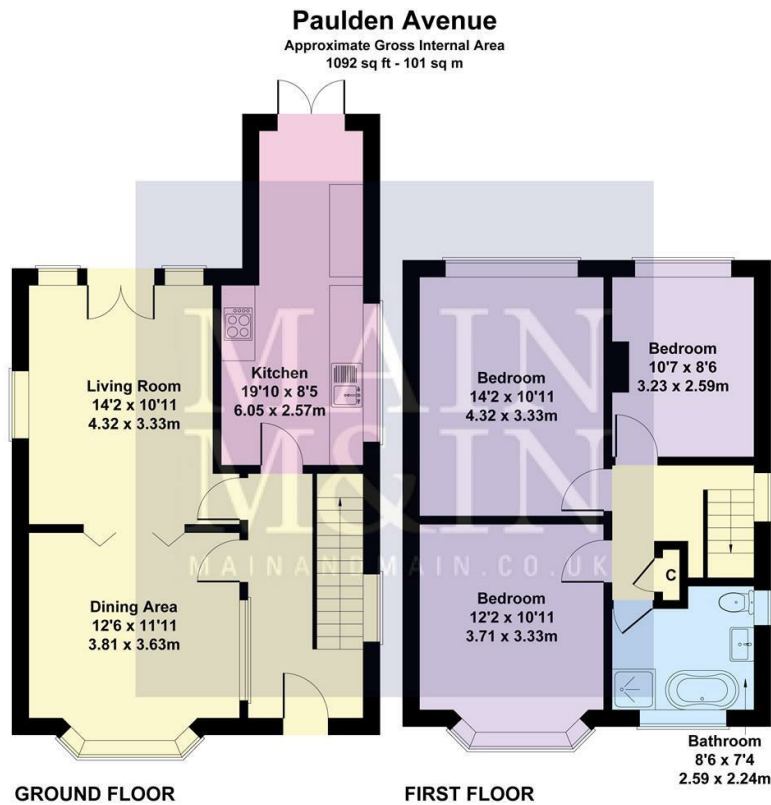
Bedroom One
14'2" x 10'11" red to 8'9" to fitted wardrobes

Bedroom Two
12'2" into bay x 10'11" max

Bedroom Three
10'7" x 8'6" red to 6'7"

Bathroom
7'4" x 8'6"

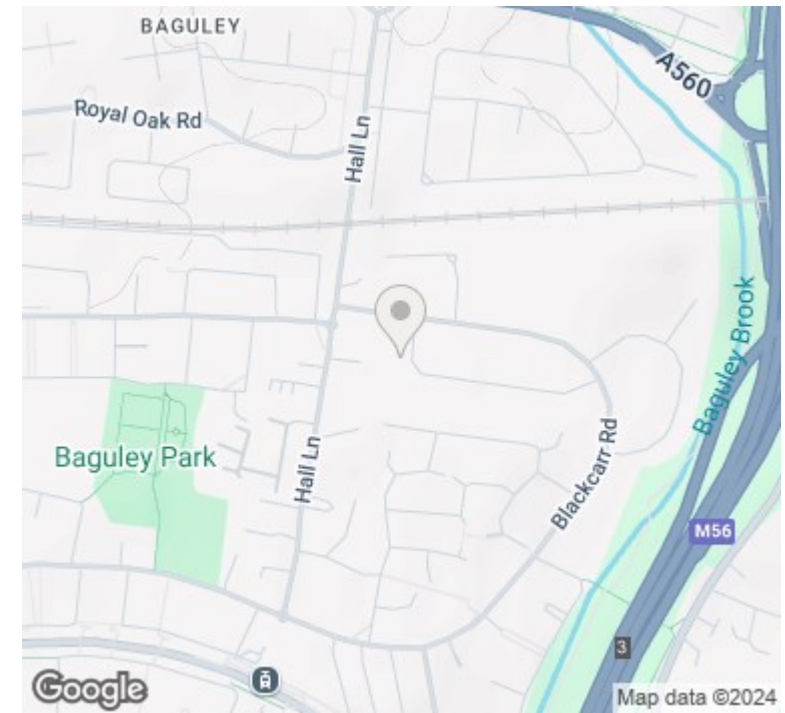
Externally
Garden to front with driveway.
Detached Garage to the rear.
Enclosed garden to rear.



Not to Scale. Produced by The Plan Portal 2024
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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.

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Company Registration No. 5615498

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	