



Maple Road, Manchester, M23 9HN

Price Guide £450,000

- Generous Plot
- Detached
- 4 Bedrooms
- Potential for extension

Maple Road, Manchester, M23 9HN

We are delighted to offer for sale this substantial three bedroom detached property set within a sizeable plot. The property is in need of some refurbishment and modernisation which will allow the prospective purchaser the opportunity to put their own stamp on what could be an exceptional family home, in an equally exceptional location. A must view, for cash buyers only!

 3  1  2  E

Council Tax Band: F



EXCITING RE-FURBISHMENT PROJECT

The maple leaf symbolises balance, love, longevity and abundance. It is a pretty good place to start because this has been a family home for many years and represents all those qualities. Built in the 1930's this three bedroom detached property sits in an outstanding plot and is wonderfully convenient for Sale, the Metrolink, Manchester airport and the motorway network. Also only a short distance away are major superstores.

This home provides an abundance of opportunities which requires some explanation. Damaged by a substantial leak it has been professionally de-humidified and the kitchen has been removed as a consequence, as well as significant plastered areas removed. So, it is now a project, a unique one where you can impose your own ideas and taste. Equally, it straightforwardly, can be converted to a four bedroom home (see floorplan) or extended widthways or lengthways (subject to planning) and still leave substantial grounds. What an opportunity!

There is a requirement, however, buyers must prove cash resources or alternatively have a specialist 'finance house' funding as the property is not presently mortgageable (we are happy to advise how this can be done). Nevertheless it is one of the more exciting opportunities to come to the market.

Entrance

Open arched porch. Timber entrance door with reeded glass panels to side and over.

Hallway

Spacious hallway, turned stairs to first floor. Doors to lounge, dining room, kitchen and cloak room.

Lounge

21'2" x 11'8"

Dual aspect room, with double glazed window to the front elevation, two double glazed windows to the side elevation and double glazed sliding patio door with fixed window looking out to the rear elevation.

Dining Room

11'8" x 10'8"

Double glazed window to the front elevation.

Kitchen

19'7" x 9'0"

Maximum measurements.

'L' shaped room 19'7" to 10'8" x 9'0" to 5'2"

Two double glazed windows overlooking the rear garden.

Door to the side elevation.

Cloak Room

Modern two piece suite in white comprising: Low level WC and wash hand basin. Double glazed window with obscure glass to the rear elevation

First Floor

Stairs and Landing

Turned staircase, double glazed window to half landing overlooking the rear garden. Doors to all first floor rooms. Loft access hatch.

Bedroom One

17'8" x 11'8"

Good sized double bedroom. Two double glazed windows to the front elevation

Bedroom Two

11'8" x 11'8"

Further double bedroom Double glazed window to the front elevation. Bank of fitted wardrobes housing clothes hanging rails and shelving. Central heating radiator.

Bedroom Three

11'8" x 8'9"

Maximum measurements

'L' shaped room 11'8" to 8'5" x 8'9" to 5'6"

Double glazed window overlooking the rear garden, central heating radiator.

Shower Room

8'9" x 7'6"

Modern suite with large walk in shower cubicle with fixed rain head shower and attachment. low level WC, pedestal wash hand basin with mixer tap. Tiled and laminated walls. Double glazed window with obscure glass to the rear elevation. shaver point. Chrome heated towel radiator. double doors to large airing cupboard housing cylinder, shelving over.

W.C.

Separate low level WC, tiled walls, double glazed window with obscure glass to the rear elevation.

Outside

Front

Printed concrete driveway providing off road parking and leading to the attached garage. Lawned front garden with mature plants and shrubs to border. Gate to the side elevation giving access to the rear garden

Garage

16'3" x 7'3"

Up and over door, courtesy door to the side elevation, double glazed window. Mezzanine floor over providing storage.

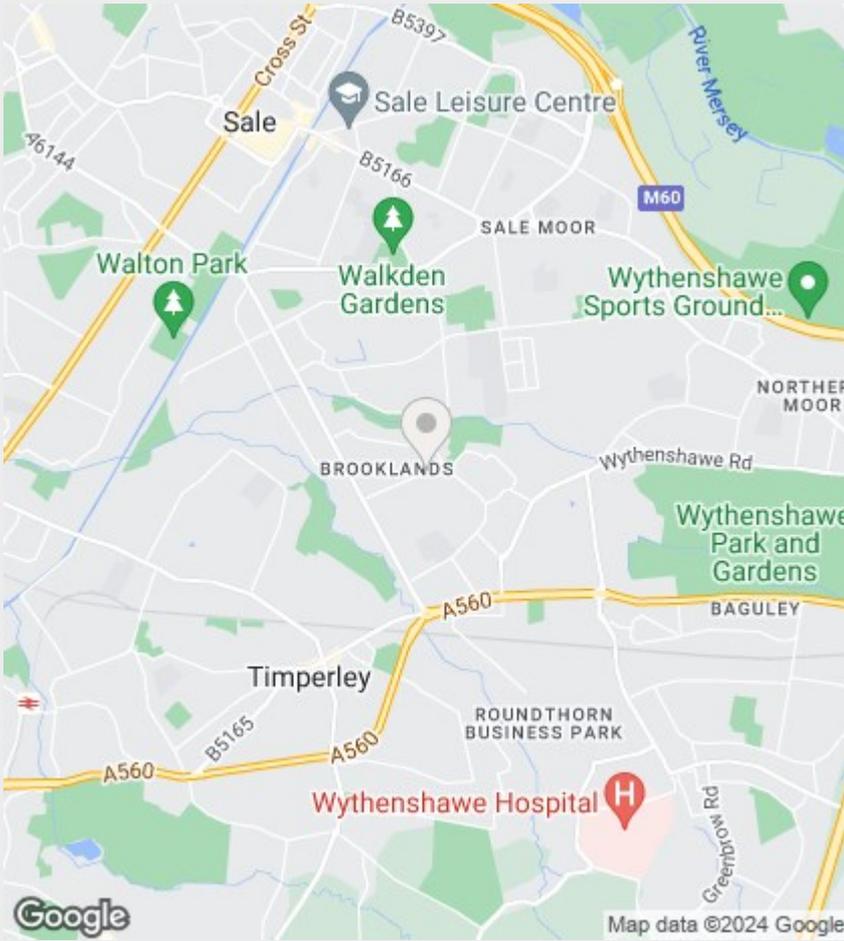
Rear Garden

Large, pleasant rear garden being enclosed with fencing and hedging to boundaries. Predominantly lawned with central flower bed and borders housing mature plants, flowers and shrubs. Concrete hardstanding with timber summer house and large garden shed.

Outhouse with lockable door currently housing a floor standing boiler.







Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

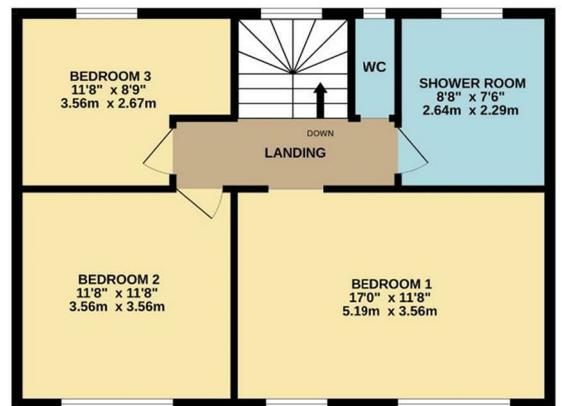
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any