



44 Lomond Road
Manchester M22 5JD
£425,000



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Standing on an impressive wide garden plot, this detached residence offers spacious accommodation which will suit family purchasers in particular.

The property comprises: Entrance porch, entrance hallway, a well-proportioned living room with dual aspect, a separate dining room which has doors to the rear garden, a large fitted kitchen, rear hallway and a downstairs WC.

To the first floor are four bedrooms - three are double rooms, with fitted wardrobes/cupboards. There is a shower room and a separate WC.

The house stands well back from the road with a driveway providing off road parking space and leading to an attached garage which may be suited to conversion into additional accommodation, subject to meeting the relevant regulations.

To the rear is a lawned garden with decorative borders and an attractive assortment of trees, beyond which is an open aspect across Peel Hall Park.

The convenient location of this home enables ease of access to amenities, schools for all age groups and transport networks, including the Metrolink tram system and the M56/M60 motorways.

An internal inspection is essential in order to fully appreciate this most appealing home which offers excellent living space as it is, but could also be extended further (STP) as many of the neighbouring homes have now been significantly enlarged.

- Large Garden Plot
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Downstairs WC
- Shower Room
- Driveway and Garage
- Popular Location
- Potential for Extension
- Viewing Essential

Entrance Porch
4'7" x 9'1"

Entrance Hallway
5'1" x 9'1"

Living Room
14'4" max x 12'5" max

Dining Room
12'5" x 12'2"

Kitchen
15'5" x 9'1"

Rear Hallway

Downstairs WC

First Floor Landing

Bedroom One
14'5" x 12'4" red to 10'11" to robes

Bedroom Two
12'4" x 12'4" red to 9'3"

Bedroom Three
10'10" x 10'9" red to 9'1"

Bedroom Four
9'3" x 6'1"

Shower Room
6'1" x 6'0"

Separate WC

Attached Garage
17'6" x 9'0"



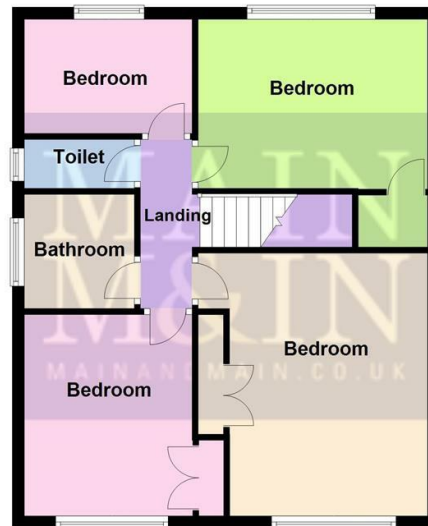
Tenure: Freehold
Council Tax: Manchester D



Ground Floor

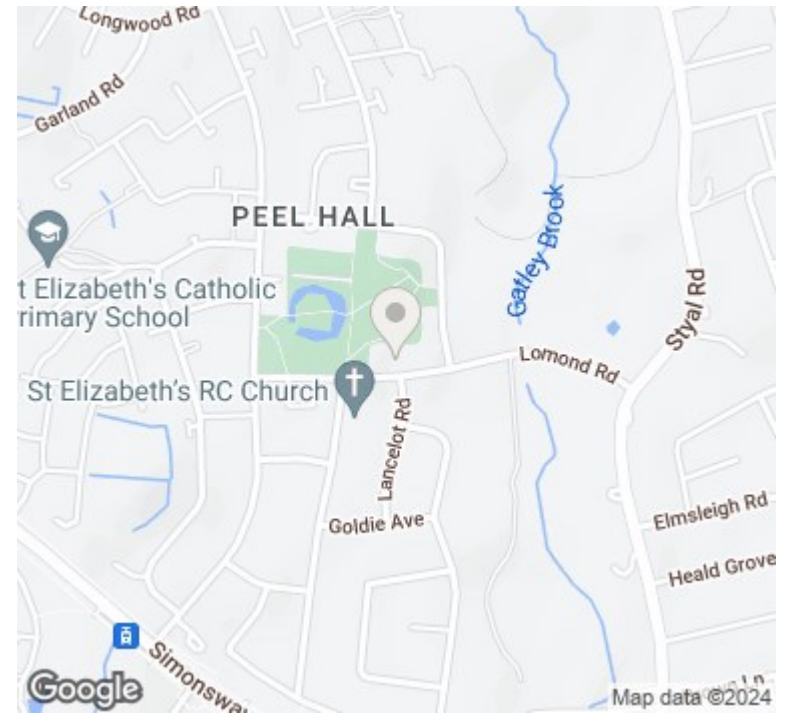


First Floor



For illustration purposes only, not to scale.
Plan produced using PlanUp.

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

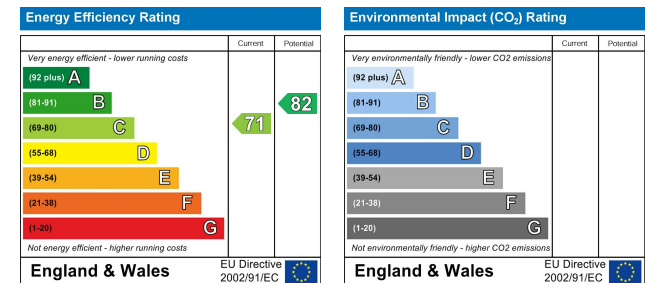


Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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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