



11 Oakcliffe Road  
Baguley M23 1DA  
£475,000





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Significantly extended and carefully reconfigured, this modern detached residence is certain to impress.

The house stands behind a gated driveway which offers off road parking space with planted borders. A wide entrance hallway leads to a superb open-plan living space which incorporates a stylish luxury fitted kitchen with range of integrated appliances and an island. The room opens to distinct dining and living areas, the latter featuring a contemporary fireplace, roof lantern and bi-folding doors which open to the garden. There is access to a utility room.

Also to the ground floor is a versatile room which can be utilised as a further reception room or a fourth bedroom. There is also a modern shower room/WC.

To the first floor, a wide landing gives access to three well-proportioned bedrooms, the principal room featuring comprehensive fitted furniture. A remarkable extended family bathroom boasts a large walk-in shower, free-standing bath and feature roof windows.

To the rear is an enclosed garden with artificial lawn and seating area.

Oakcliffe Road forms part of a popular modern development which is well-placed for access to amenities, transport links and schools for all age groups.

This is a must-see home which provides very stylish modern living space which will suit the needs of family purchasers in particular.

- Gas Central Heating
- PVCU Double Glazing
- Three/Four Bedrooms
- Two Bathrooms
- High Specification Kitchen
- Utility Room
- Gated Driveway
- Garden
- Superb Throughout
- Popular Location

Entrance Hallway  
7'0" x 12'0"

Shower Room/WC  
4'6" x 6'9"

Bedroom Four/Sitting Room  
8'5" x 15'11" red to 13'3"

Living/Dining/Family Room  
11'0" max x 27'4" opens to:

Kitchen  
8'3" x 18'9"

Utility Room  
8'3" x 3'0"

First Floor Landing

Bedroom One  
10'8" x 12'0" to fitted robes

Bedroom Two  
9'11" red to 9'3" x 11'3"

Bedroom Three  
12'10" red to 10'10" x 7'10" max

Family Bathroom  
7'6" x 13'6"

Externally

Gated driveway to the front.

Enclosed garden to the rear with seating area and artificial grass.



Tenure: Freehold

Council Tax: Manchester D



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



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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (A)	(92 plus)
Environmentally friendly - lower CO2 emissions (B)	(81-91)
Environmentally friendly - lower CO2 emissions (C)	(69-80)
Environmentally friendly - lower CO2 emissions (D)	(55-68)
Environmentally friendly - lower CO2 emissions (E)	(39-54)
Environmentally friendly - lower CO2 emissions (F)	(21-38)
Not environmentally friendly - higher CO2 emissions (G)	(1-20)
Current	Target

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

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

