



2 Paulden Avenue
Baguley M23 1PD
£365,000





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A FREEHOLD, Three Bedroom, Semi-Detached with fabulous gardens and in immaculate condition (NO CHAIN).

Situated off Blackcarr Road, this lovely family home comes to the market for the very first time since built in the 1950s. It offers: Entrance Hall, Lounge opening into Dining Room, Conservatory, Fitted Kitchen, Landing, Three Excellent Bedrooms, Bathroom/WC. Outside is a detached brick garage, Shed, Greenhouse and Gardens to the front and rear. The property was re-wired some 6 years ago.

Within easy access are local shops, schools and public transport. Within a few miles are both the M56/M60 Motorways.

Viewing is especially recommended.

- Gas Central Heating
- UPVC Double Glazing
- Three Bedrooms
- Conservatory
- Spectacular Gardens
- Freehold
- No Chain

Tenure: Freehold
Council Tax: Manchester C

Entrance Hall
13'8" x 7'4"
Built in cupboard

Living Room
14'2" x 10'7"
Electric Fire

Dining Room
12'0" x 11'5"
Sliding door

Kitchen
10'4" x 8'0"
Base and Wall units, work surfaces, Wall mounted combi boiler, inset hob and under oven, plumbing for washing machine, space for fridge/freezer.

Conservatory
9'10" x 8'6"
Sliding double glazed door opening to the garden.

Landing
Loft Access, Airing Cupboard

Bedroom One
14'2" x 10'8"
Fitted shelving

Bedroom Two
12'1" x 10'8"

Bedroom Three
10'5" x 8'2"
Fitted Wardrobes

Bathroom
8'1" x 7'4"
Three piece suite comprising of, W/C, Pedestal wash basin, Panelled bath, floor tiling, part wall tiled

Outside
Driveway to the front with parking, lawn, flower beds. Side gate leading to the rear. private gardens, detached garage (16'6" x 8'11") however at present access is restricted due to the fact there is a side ramp which can easily be removed. Enclosed rear garden to include garden shed, greenhouse and well stocked Flower borders (see photos)





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



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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (A2 plus)	A
Very environmentally friendly - lower CO2 emissions (A)	A
Environmentally friendly - lower CO2 emissions (B)	B
Environmentally friendly - lower CO2 emissions (C)	C
Environmentally friendly - lower CO2 emissions (D)	D
Environmentally friendly - lower CO2 emissions (E)	E
Environmentally friendly - lower CO2 emissions (F)	F
Environmentally friendly - lower CO2 emissions (G)	G
Not environmentally friendly - higher CO2 emissions (1-20)	G

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (A)	A
Very energy efficient - lower running costs (B)	B
Very energy efficient - lower running costs (C)	C
Very energy efficient - lower running costs (D)	D
Very energy efficient - lower running costs (E)	E
Very energy efficient - lower running costs (F)	F
Very energy efficient - lower running costs (G)	G
Current	66
Potential	85

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

