



6 Paulden Avenue
Baguley M23 1PD
£375,000

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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.

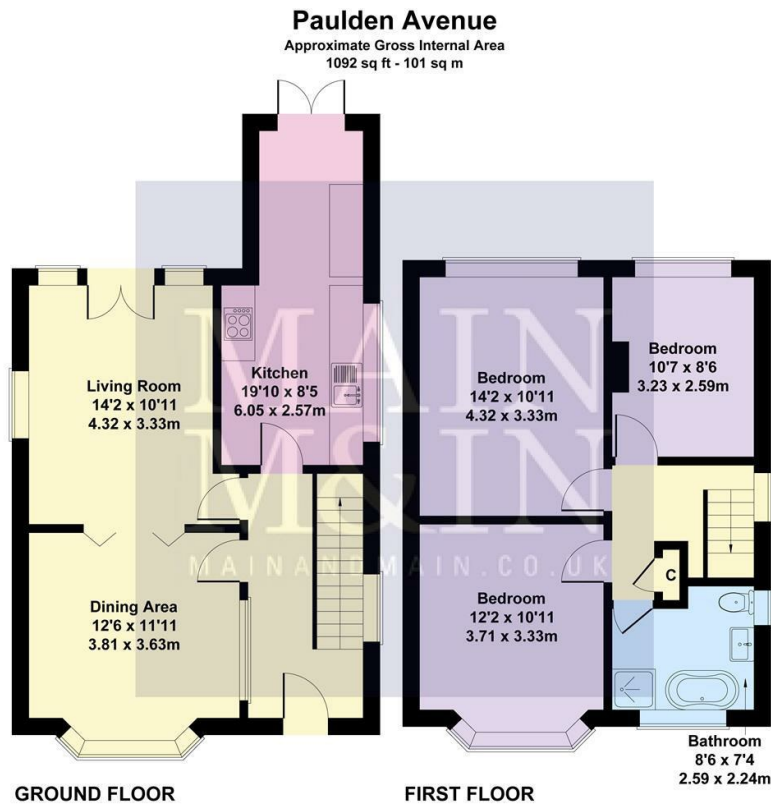
The house stands behind a garden area with a driveway which leads alongside the property and on to a detached garage. There is an enclosed garden to the rear which enjoys a westerly aspect. It features paved seating areas, a central lawn and decorative borders.

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



Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 437 1338



Environmental Impact (CO ₂) Rating	
Current	Potential

Country	Rank	Category
Spain	A	Very environmentally friendly - lower CO ₂ emissions
Belgium	B	Very environmentally friendly - lower CO ₂ emissions
France	C	Very environmentally friendly - lower CO ₂ emissions
Denmark	D	Very environmentally friendly - lower CO ₂ emissions
Germany	E	Very environmentally friendly - lower CO ₂ emissions
Italy	F	Not environmentally friendly - higher CO ₂ emissions
Greece	G	Not environmentally friendly - higher CO ₂ emissions

EU Directive 2002/91/EC

England & Wales

Energy Efficiency Rating	
Current	Very energy efficient – lower running costs A B C D E F G Not energy efficient – higher running costs
Potential	82 66
EU Directive 2002/91/EC	
England & Wales	

