



Maismore Road | | Manchester | M22 1SA

£335,000



SHEPPARD & CO

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- Fully refurbished semi detached family home
 - Open plan living dining room
 - New boiler and radiators
 - Front and rear gardens
- Spacious accommodation approaching 1100 sq ft
 - New electric bus box and part wiring
 - Ample off road parking
 - No chain

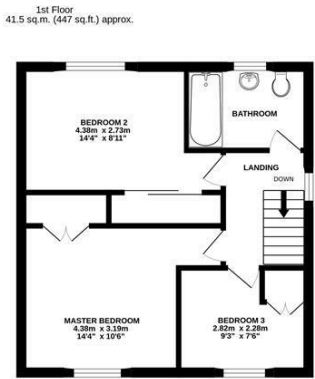
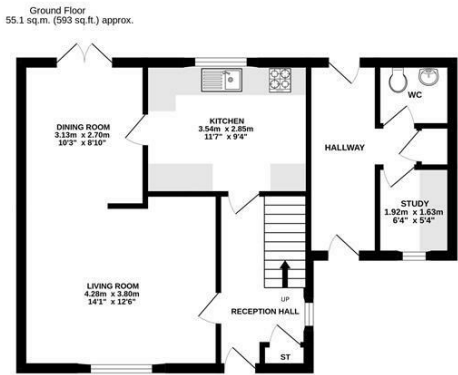
Perfectly positioned in a popular and convenient residential pocket, this beautifully refurbished and larger-than-average semi-detached home offers well-balanced family accommodation and excellent access to local amenities, transport links and local schools. With the Metrolink, bus routes, Wythenshawe Hospital and Manchester Airport all close by, it's an ideal choice for buyers seeking space, style and everyday convenience.

The property sits on a generous plot and has been thoughtfully modernised throughout. A welcoming entrance hall leads into a bright open-plan living and dining space, perfect for family life and entertaining. The kitchen is well appointed and sits alongside a versatile study/utility area and a separate WC.

To the first floor, there are three well-proportioned bedrooms, each with fitted wardrobes, and a contemporary family bathroom.

Externally, the home is approached via a newly installed block-paved driveway providing off-road parking for up to four vehicles, complemented by a neat lawned garden. To the rear, the property enjoys a private, low-maintenance garden laid to paving, ideal for year-round enjoyment.

Offered for sale with no onward chain, this is an excellent opportunity to secure a move-in-ready family home in a highly convenient location.



TOTAL FLOOR AREA : 96.6 sq.m. (1040 sq.ft.) 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix (2020)

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

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