



**Ferndown Road, Brooklands, Manchester, M23**

**Guide Price: £650,000**

*Freehold*



# Ferndown Road, Brooklands, Manchester, M23

A stunning three/four bedroom detached home set on a generous plot and offered to the market with no onward chain. This incredible property is approached via electric gates to the front, opening onto a pressed concrete driveway that provides ample off-road parking for several vehicles, creating an impressive and secure first impression.

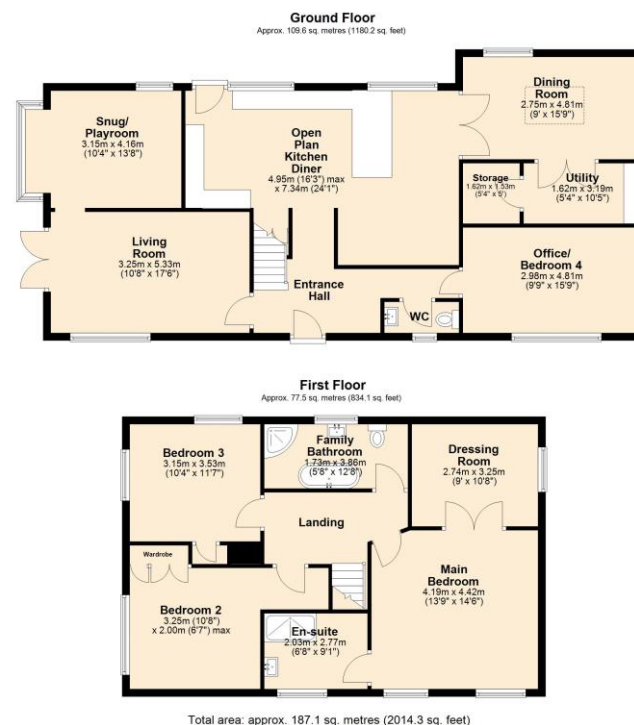
You enter the home into a welcoming entrance hall featuring tiled flooring, immediately setting the tone for the quality and style found throughout. Directly ahead is the superb open-plan kitchen diner, fitted with a bespoke kitchen complemented by wooden work surfaces, a range of integral and free-standing appliances, and a island breakfast bar with seating. There is ample space for a dining table and chairs, making this the heart of the home. Double doors open into a dedicated dining room with a striking lantern skylight, flooding the space with natural light, while further double doors lead through to a practical utility room.

To the left of the entrance hall is a beautifully presented living room with LVT flooring, an exposed brick feature wall, and patio doors opening out to the garden. An archway leads through to a snug, currently used as a playroom, which benefits from a side bay window and offers a versatile additional living space.

To the right of the entrance hall is a well-appointed home office fitted with cabinetry and LVT flooring. This room offers excellent flexibility and could easily be used as a fourth bedroom if required. Completing the ground floor accommodation is a convenient downstairs WC.

The first floor offers an impressive main suite comprising a large bedroom with double doors opening into a bespoke dressing room, which could be converted back into an additional bedroom if desired. The en-suite bathroom features a large shower, wash hand basin, and stylish tiled flooring and walls. There are two further generous double bedrooms, along with a family bathroom fitted with a modern four-piece suite.

Externally, the property sits on a substantial plot with an enclosed garden to the side. The outdoor space includes a pressed concrete patio, a lawned garden bordered by mature shrubs and trees, and a raised area ideal for children's play. This wonderful garden provides both privacy and space, perfectly complementing this exceptional family home.



- Freehold
- EPC D
- Council Tax G







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

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