

**Mainwaring Terrace, Manchester, Northern Moor,
M23**

Offers Over: £340,000

Freehold

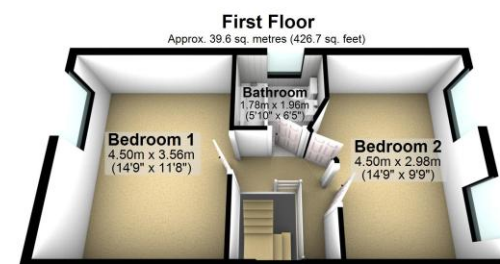
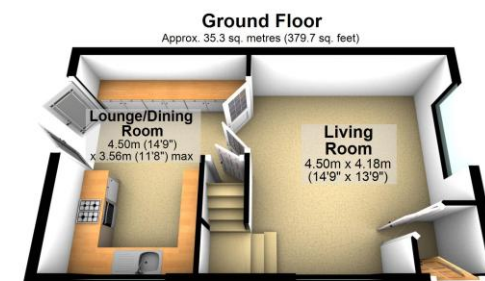
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Originally designed as a three-bedroom property, this bespoke detached home has been thoughtfully reconfigured by the previous vendor to create two impressive doubles. With minimal effort, the layout could easily be adapted back to a three-bedroom home if desired.

Offered with ***NO ONWARD CHAIN*** The interior is well presented throughout, showcasing modern design themes and a sleek, contemporary finishes. Accommodation briefly comprises an entrance porch/hallway, a spacious lounge with a striking feature fireplace, and a stylish open-plan breakfast kitchen. To the first floor are two double bedrooms, including a superb main bedroom with fitted wardrobes, along with a modern three-piece family bathroom suite.

Externally, the property occupies a generous large corner plot. To the front is a sizeable driveway, while maintained gardens wrap around the side and rear. There is also a summer house which could be used as a home office/ play room or gym.

- Freehold
- EPC Grade C
- Council Tax Band C



Total area: approx. 74.9 sq. metres (806.5 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.