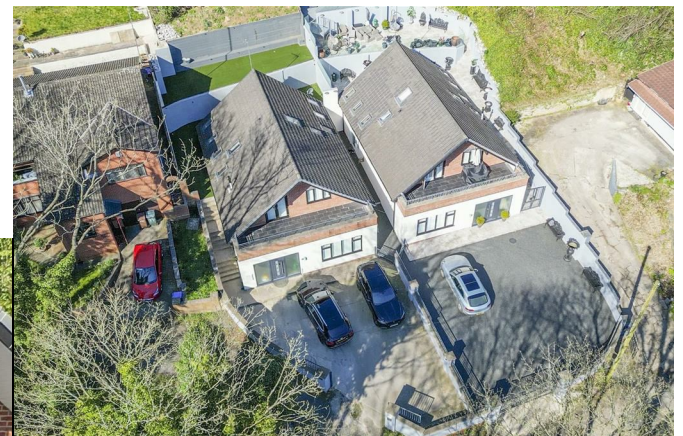




FINE & COUNTRY



- Mount Pleasant, Middleton, Manchester
- 4 Bedroom Detached Contemporary Home
- Beautifully Presented Throughout
- Excellent, Modern Open Plan Layout
- Ground Floor Bedroom & Bathroom
- Master with Balcony & En-Suite
- Gated Private Parking
- Low-Maintenance Tiered Rear Garden
- VIEWING HIGHLY RECOMMENDED
- View By Appointment Only - Contact Us To View



## 41a, Mount Pleasant, Manchester, M24 4PG

This outstanding, 4 bedroom detached family home has a gorgeous contemporary interior which is beautifully presented and styled throughout. Gated private parking and low maintenance garden areas are joined by a modern, open plan living layout including a ground floor bedroom and shower room. **VIEWING HIGHLY RECOMMENDED - Contact Us Exclusively To View**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Mount Pleasant, Middleton, Manchester, is a superbly presented, 4 bedroom family home, Beautifully styled and finished by the current owners, the property offers excellent, modern family living space with a glorious contemporary feel. Open plan living is well designed here and incorporated in the building's scheme as a whole, in a way which maximizes the sense of connection between habitable spaces, while still allowing for a degree of separation when required.

The inclusion of a ground floor bedroom and shower room adds both convenience and flexibility, while the balcony to the Master Bedroom is a touch of luxury. Gated private parking is a real bonus, with the low maintenance garden areas adding valuable and ideal outdoor space for relaxing and enjoying the wooded rear aspect. Viewing here is most certainly highly recommended and available, by appointment only, through our office.

Internally, this property briefly comprises: Entrance Hall, Open Plan Living / Dining Room, Breakfast Kitchen, Utility Room, Bedroom 4, Downstairs Shower Room. Off the first floor Landing are the Master Bedroom with Balcony and En-Suite Shower Room, Bedrooms 2-4 and Family Bathroom.. Externally, the property offers electric-gated private parking to the front while to the rear, there are upper and lower, low-maintenance garden areas adding further outdoor space.

Positioned off Manchester Old Road, the property enjoys a comparatively tucked-away and peaceful location, while still being within a range of amenities both locally and in nearby Middleton town centre. Heaton Park, M60 motorway connections and public transport links are all within a few moments, as is supermarket shopping, entertainment, sports & leisure and healthcare provision too.

**Entrance Hallway 11'4" x 5'11"**

**Open Plan Living / Dining 40'7" x 13'5"**

**Kitchen/Breakfast Room 13'11" x 11'2"**

**Utility 9'1" x 6'6"**

**Bedroom 4 10'0" x 11'10"**

**Shower Room 9'9" x 4'6"**

**Landing**

**Master Bedroom 12'9" x 20'11"**

**Balcony**

**En-suite Shower Room 6'4" x 7'0"**

**Bedroom 2 14'2" x 9'8"**

**Bedroom 3 10'5" x 10'11"**

**Bathroom 7'9" x 5'6"**

**Agents Notes**

**Disclaimer F&C**

