



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) A	85	91
(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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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

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