



ASHWORTH HOLME
Sales · Lettings · Property Management



19 MAPLE ROAD, M23 9HN
£495,000



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DESCRIPTION

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SPACIOUS FOUR-BEDROOM EXTENDED FAMILY HOME OFFERING APPROXIMATELY 1390-SQFT OF ACCOMMODATION, SITUATED WITHIN BROOKLANDS PRIMARY SCHOOL CATCHMENT AND JUST A SHORT WALK FROM BROOKLANDS METROLINK, WITH A GENEROUS REAR GARDEN.

This superb family home features three reception rooms, including a versatile hobby room that could serve as a home office, playroom, or additional living space. There is also a well-appointed breakfast kitchen and a convenient downstairs WC.

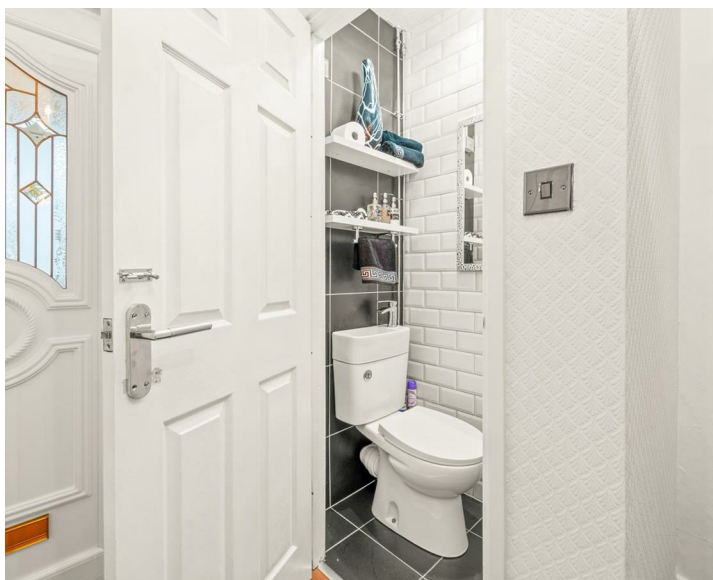
The property is situated in a sought-after area just off Brooklands Road, within walking distance of Brooklands Metrolink, providing excellent access into Manchester and surrounding areas. Families will benefit from being within the catchment for highly regarded local schools, including Brooklands Primary and Sale Grammar School both of which are within walking distance.

In brief, the accommodation comprises: entrance porch, hallway, downstairs WC, lounge, dining room, breakfast kitchen, and hobby room/third reception area with its own private entrance. On the first floor, there are four bedrooms, a family bathroom, and a separate WC. Externally, the home offers a sizeable rear garden, mainly laid to lawn, with an initial patio area and a further seating area to the rear. To the front, there are additional gardens and a driveway, allowing the property to be well set back from the road.

KEY FEATURES

- Four-bedroom extended family home
- Three reception rooms, including hobby room
- Large rear garden with two seating areas
- Close to Brooklands Metrolink
- Approx 1390-SQFT of living space
- Impressive breakfast kitchen
- Brooklands Primary catchment area
- Ample off road parking

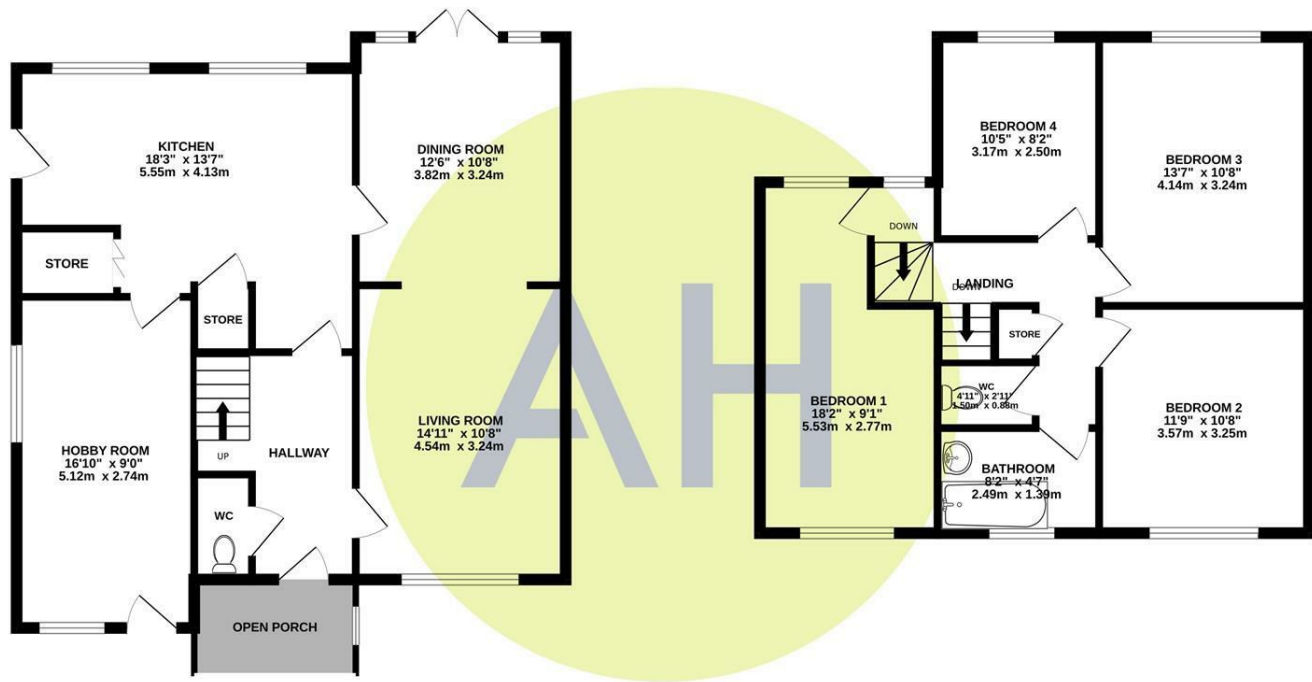






GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1390 sq.ft. (129.1 sq.m.) 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.
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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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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