

241 Deansgate, Manchester, Lancashire, M3 4EL

Tel: 0161 637 8336

Email: contactus@ascendproperties.com

www.ascendproperties.com

Ascend

Built on higher standards



Carmody Close, Manchester

£360,000

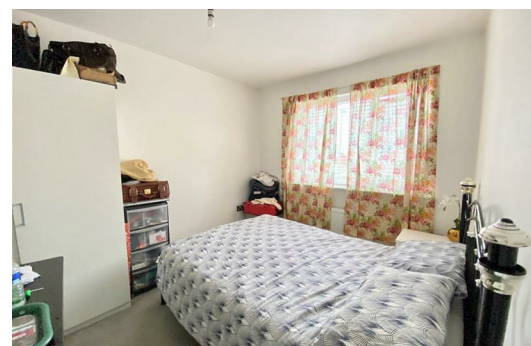
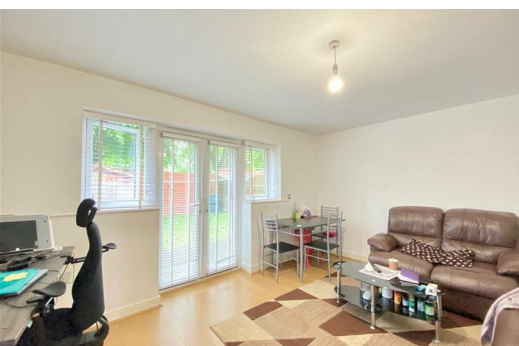
Nestled in the sought-after Carmody Close, Manchester, this stunning new build house offers a perfect blend of modern living and comfort. Boasting a generous level of living space spread across three floors, this spacious family home is a dream come true for those looking for ample room to grow.

As you step inside, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the house. With four bedrooms and two bathrooms, there is no shortage of space for the whole family to enjoy. The property's contemporary design, built in 2015, ensures a stylish and comfortable living environment for years to come.

One of the standout features of this property is the off-road parking for two vehicles, a rare find in this highly desirable residential area. Additionally, the enclosed rear garden provides a private outdoor space perfect for relaxing or entertaining guests.

Conveniently offered with no onward chain, this house is ready and waiting for its new owners to move in and make it their own. Don't miss out on the opportunity to call this beautiful property your home sweet home in Manchester.

Please note, the information detailed below has been provided by the current leaseholder.



Entrance Hallway
 Front aspect entrance door, stairway rising to the first floor landing. Doors through to:

Cloakroom WC
 Furnished with a two piece suite comprising; low level wc, pedestal wash hand basin.

Breakfast Kitchen
 14'1" x 8'8" (4.29m x 2.64m)
 Fitted with a range of wall mounted and base level units with work top surfaces over, incorporating a stainless steel sink and drainer unit. Front aspect double glazed window, side aspect double glazed window.

Living Room
 15'08" x 11'06" (4.78m x 3.51m)
 Rear aspect double glazed window, doors opening to rear garden.

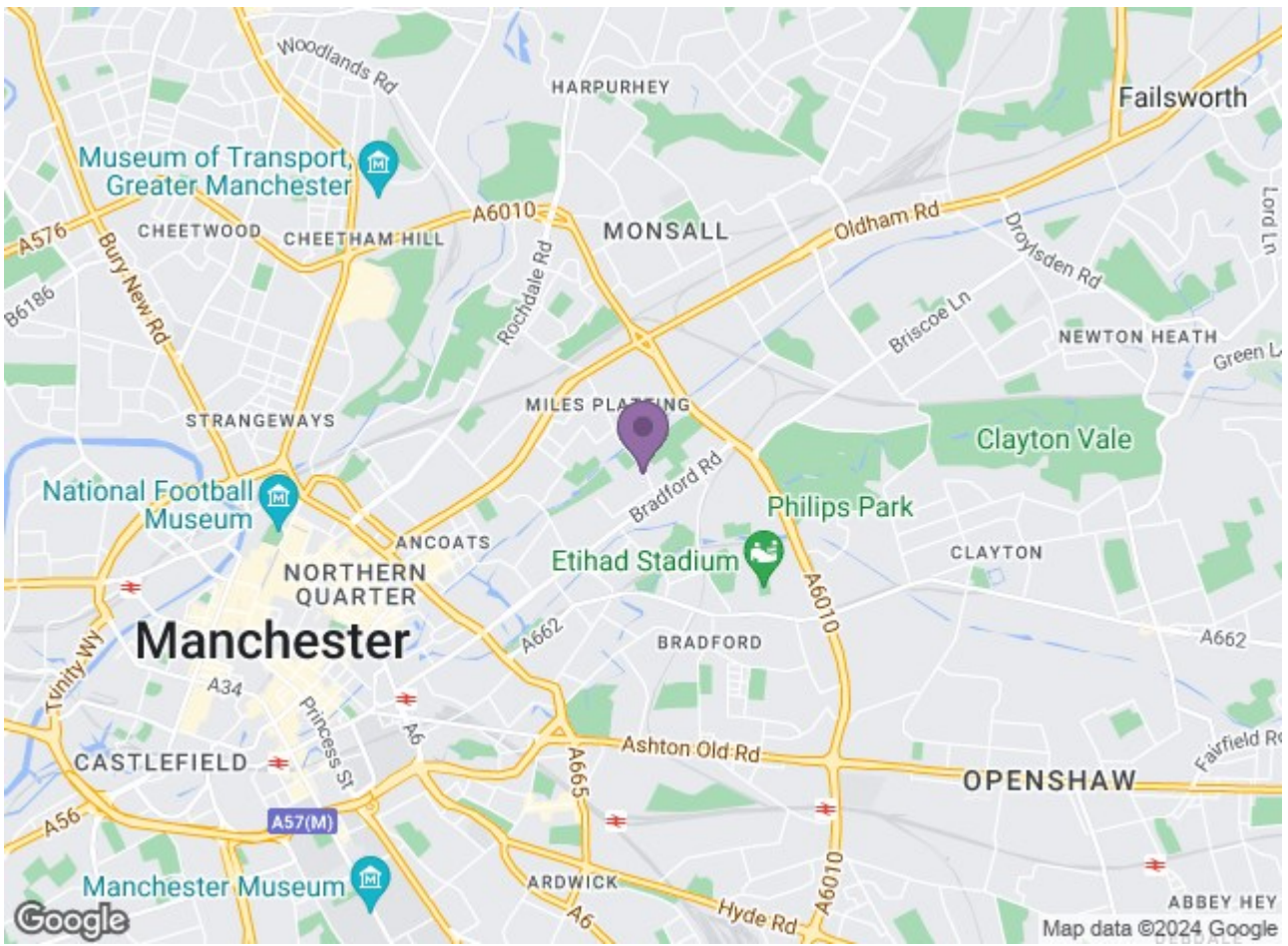
First Floor Landing
 Stairway rising to the second floor landing. Doors to;

Bedroom Two
 11'07" x 8'09" (3.53m x 2.67m)
 Rear aspect double glazed window. Door to the en suite

En Suite
 Furnished with a three piece suite comprising: walk in shower cubicle, wash hand basin and a low level WC.



TOTAL FLOOR AREA: 1211 sq.ft. (112.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the borders contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown here has not been tested and no guarantee is given as to their quantity or efficiency can be given.
 Made with Hergoys 1/2024



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 85 | 94 | D | C |
| | | | |