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104 Blackcarr Road  
Baguley M23 1PN  
Asking Price £525,000

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# 104 Blackcarr Road

## Baguley M23 1PN

Asking Price £525,000

A FREEHOLD, Four Bedroom, Two Bathroom, Family Detached with fabulous gardens onto a wooded outlook to rear.

Just once in a while a property comes to the market which stands out from the crowd; this being one such home. The property offers: Ground Floor with Entrance Hall, Lounge into Dining Room, Extended Re-fitted Kitchen, Study/Playroom, Bedroom Four, Shower Room, Utility Room.

On the first floor are Three Excellent Bedrooms, Bathroom/WC. Outside: Front Garden with Driveway and Gate leading to the rear which is beautifully laid out and maintained (see photos).

The property lies close to schooling, local shops, and transport etc. Within a couple of miles are both the M56/M60 Motorways.

The is a lovely family home, NOT TO BE MISSED.

- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Re-pointed/Re-Roofed
- Freehold

Hallway  
10'9 x 7'4  
Understairs cupboard

Living Room  
16'1 x 11'4  
Bay Window, electric fire with surround

Dining Room  
10'6 x 8'9  
Sliding door to patio

Kitchen  
19'6 x 8'9  
Modern kitchen with Fitted units and work surfaces,, Range cooker with extractor hood, dishwasher.

Utility  
8'3 x 7'1  
Plumbing for washing machine

Study/Playroom  
14'5 x 8'3

Shower room/WC  
5'4 x 3'2 increasing to 6'3  
three piece suite with Shower, WC, wash basin, Heated towel rail

Bedroom Four  
8'9 x 7'7

Landing  
6'4 x 2'7  
Loft Access, Airing cupboard

Bedroom One  
14'2 c 10'7

Bedroom Two  
11' x 8'1

Bedroom Three  
10'9 x 10'2

Bathroom  
8'5 x 7'1  
White suite, bath with shower over, Wash basin, WC, wash basin. Heated towel rail.

External  
Excellent gardens to the front and rear with offroad parking

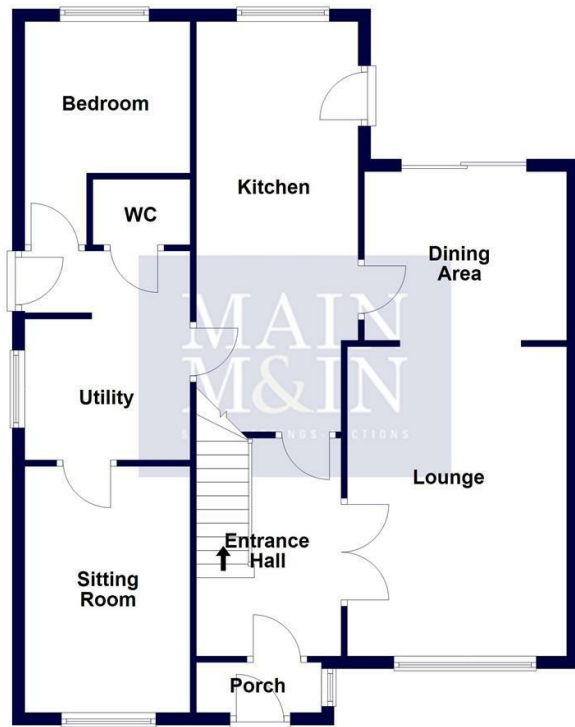


Porch  
7'1 x 2'4

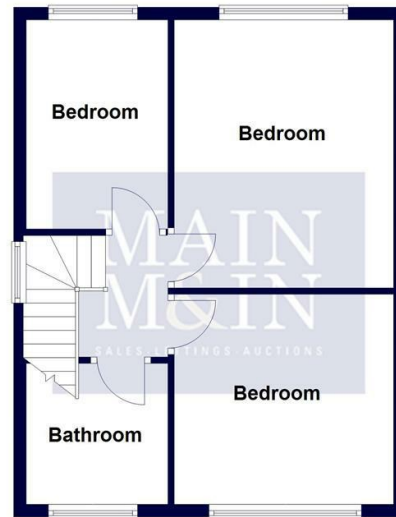
Tenure: Freehold  
Council Tax: Manchester D



Ground Floor



First Floor



For Illustration Purposes Only. Not To Scale  
Plan produced using PlanUp.

Blackcarr Road, Manchester

To view this property call Main & Main on 0161 437 1338





Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	Current	Potential	Current
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(43-54) E	(43-54) E	(43-54) E	(43-54) E
(21-42) F	(21-42) F	(21-42) F	(21-42) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

