



Blackcarr Road, Baguley

Offers Over £350,000



**HIBBERT**  
HOMES

SALES & LETTINGS

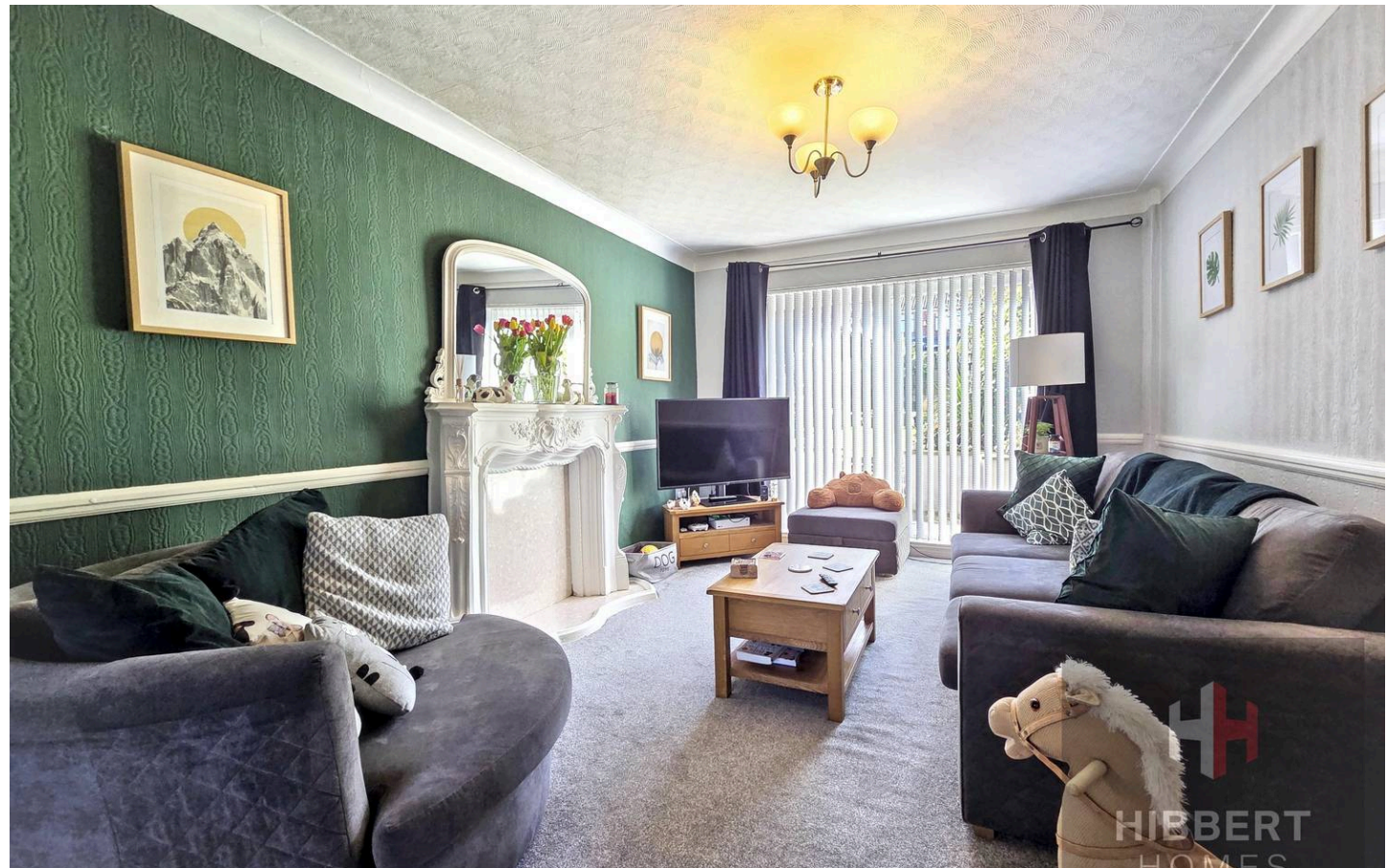
# Blackcarr Road

Baguley, Manchester

This beautifully-presented three bedroom semi-detached house is offered to the market and is an ideal prospect for singles, couples and families alike.

Situated in an enviable position within a sought-after family area, the property enjoys great access to local amenities, with nearby shops and schools, and great outdoor areas (the superb Wythenshawe Park is just a short walk away). The area also benefits from superb transport links, with easy access to the M56 and beyond, and Martinscroft Metrolink Station just a short walk away. The property is also conveniently positioned for access to Sale, Altrincham and Timperley, so there is no shortage of shops, cafés and restaurants to choose from.

The house itself comes well-presented throughout, with an abundance of natural light highlighting the generous room proportions which lend themselves to great flexibility. The open-plan living and dining space is a great feature of the property, allowing for a natural social feel. The generous bedroom sizes cater to a range of family setups, and the recently-fitted bathroom is a beautiful, bright feature.





The property is approached via a front garden laid to lawn and with flagged driveway providing off-road parking for multiple vehicles. To the rear is an enclosed south-facing garden laid mainly to lawn and bordered by woodlap fencing. A flagged patio area provides the perfect spot for outdoor dining and entertaining whilst capturing the southerly aspect.

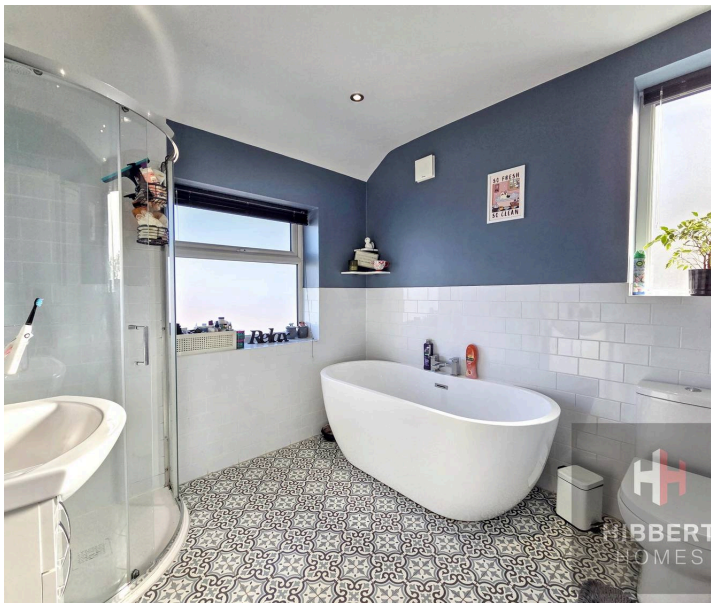
- Beautiful semi-detached house in great family area
- Well-presented throughout with generous room proportions
- Spacious and private south-facing rear garden
- Driveway providing off-road parking
- Open plan living space and separate kitchen
- Contemporary bathroom with freestanding bath
- Abundant natural light throughout
- Patio area for outdoor dining

Council Tax band: C

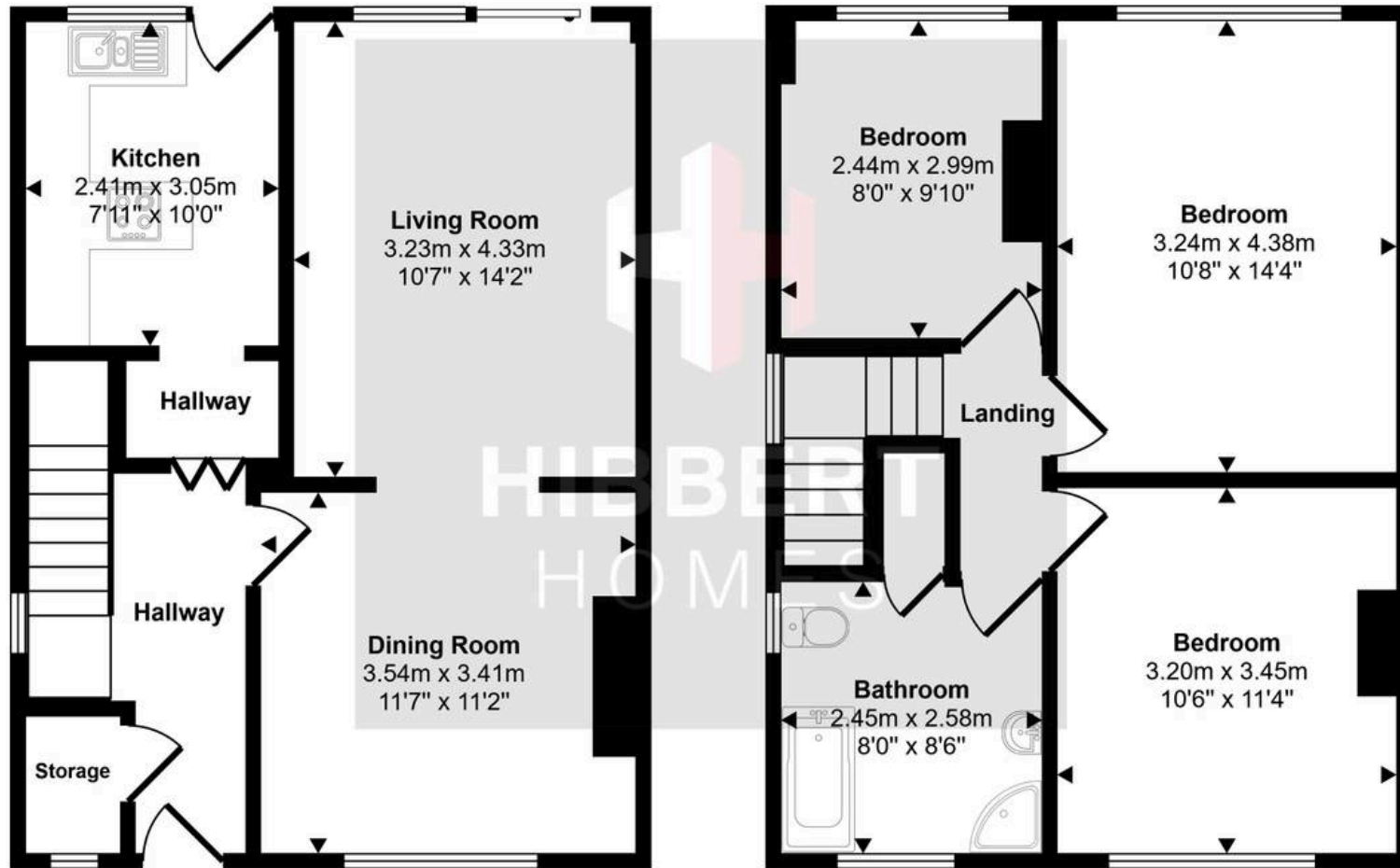
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Approx Gross Internal Area  
91 sq m / 982 sq ft



**Ground Floor**

Approx 45 sq m / 485 sq ft

**First Floor**

Approx 46 sq m / 496 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

