



Dartington Close, Baguley, M23

Offers Over: £300,000

Freehold

Dartington Close, Baguley, M23

Situated on the ever-popular Dartington Close in Baguley, this well presented three bedroom end mews property offers spacious accommodation, excellent outdoor space, and a convenient location close to the Metrolink, supermarkets, and a range of local amenities. Benefiting from a front garden, detached garage, and off-road parking, this is an ideal home for first-time buyers, growing families, or those looking to upsize.

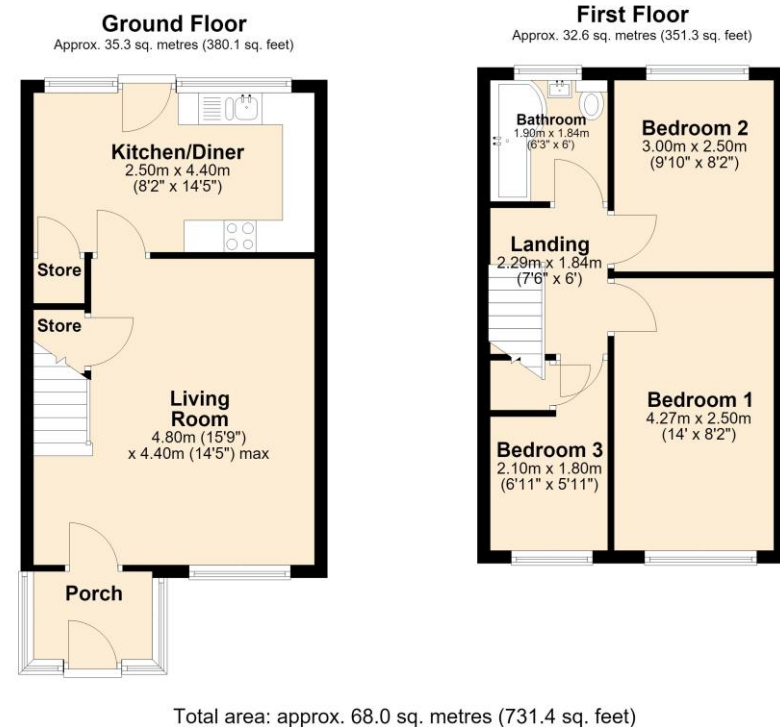
The property is entered via a welcoming porch, providing a practical space for coats and shoes before leading into the generous living room. Bright and spacious, the living room features a large front-facing window, a feature fireplace creating a focal point, and useful understairs storage. Stairs rise from the living room to the first-floor accommodation.

To the rear of the property, the modern kitchen is fitted with a range of units complemented by stylish grey gloss tiled finishes. Integrated appliances include a Neff hob, oven and extractor, Hoover washing machine and Bosch Dishwasher, while the dining area provides an excellent space for family meals and entertaining. A useful pantry offers additional storage.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is located at the front of the property and is an excellent-sized double with a large window allowing plenty of natural light. The second bedroom is another spacious double positioned to the rear, featuring an attractive picture window overlooking the garden. The third bedroom is a comfortable single room, currently utilised as a dressing room, making it equally suitable as a nursery, home office, or guest room.

Completing the accommodation is the contemporary family bathroom, fully tiled and fitted with a modern floating WC and wash hand basin, together with a bath incorporating a shower over.

Externally, the wrap-around garden is a real feature of the property, providing a private and peaceful outdoor space to enjoy throughout the year. A timber gate offers convenient side access, while the detached garage further enhances the practicality of this attractive home. There is also the added benefit of an outside tap and double electricity socket.



- Leasehold
- 999 years from 30 January 1973
- £26 pa Ground Rent
- EPC D
- Council Tax B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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