



Fairwood Road, Brooklands  
Offers over £550,000



**HIBBERT**  
HOMES

SALES & LETTINGS

# Fairwood Road

Brooklands, Manchester

This superb, spacious detached house comes ready for a course of full modernisation throughout. Offering generous room proportions allowing streams of natural light, the property presents a superb opportunity for renovation and development subject to the relevant permissions. Situated on a quiet road in the highly sought-after location of Brooklands, South Manchester, this property benefits from a quiet position with superb access to transport links, with the M60 and M56 just a few minutes' drive away, and Moor Road Metrolink Station just a short walk. The property also sits within easy reach of Sale and Altrincham Town Centres, and with plenty of local amenities in Baguley and Timperley, including superb local schools.

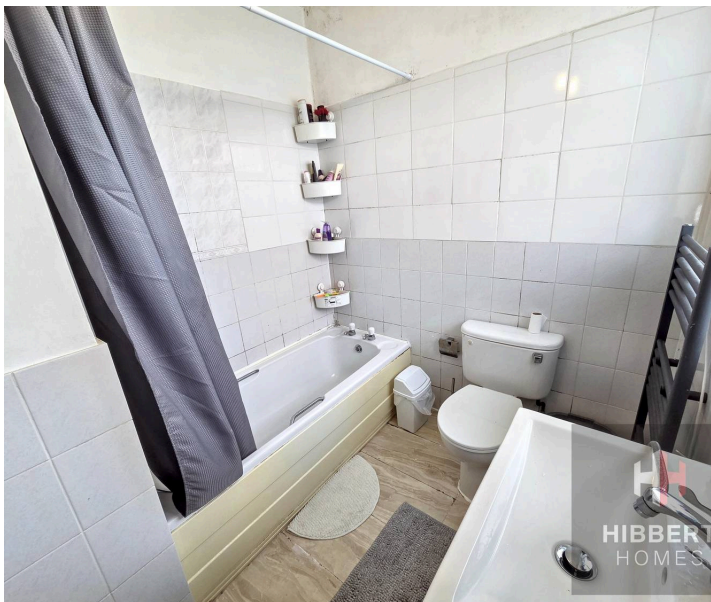
The house itself presents a brilliant opportunity to refurbish and create a stunning family home. With ample living space and generous bedroom sizes, positioned in a large plot, the property boasts fantastic potential ready to be unlocked.





The house is approached via a large front garden with lawn and flagged driveway providing off-road parking for multiple vehicles and leading to the integral garage providing further parking and/or storage. To the rear is an enclosed, south-facing garden laid mainly to lawn and bordered by mature trees and hedging. A flagged patio area provides the perfect spot for outdoor dining and entertaining.

- NO ONWARDS CHAIN
- Ready for full modernisation throughout
- Opportunity for extension/development subject to relevant permissions
- Generous room proportions with flexible layout
- Large, south-facing rear garden
- Quiet road in highly sought-after area
- Driveway providing off-road parking plus integral garage
- Excellent transport links



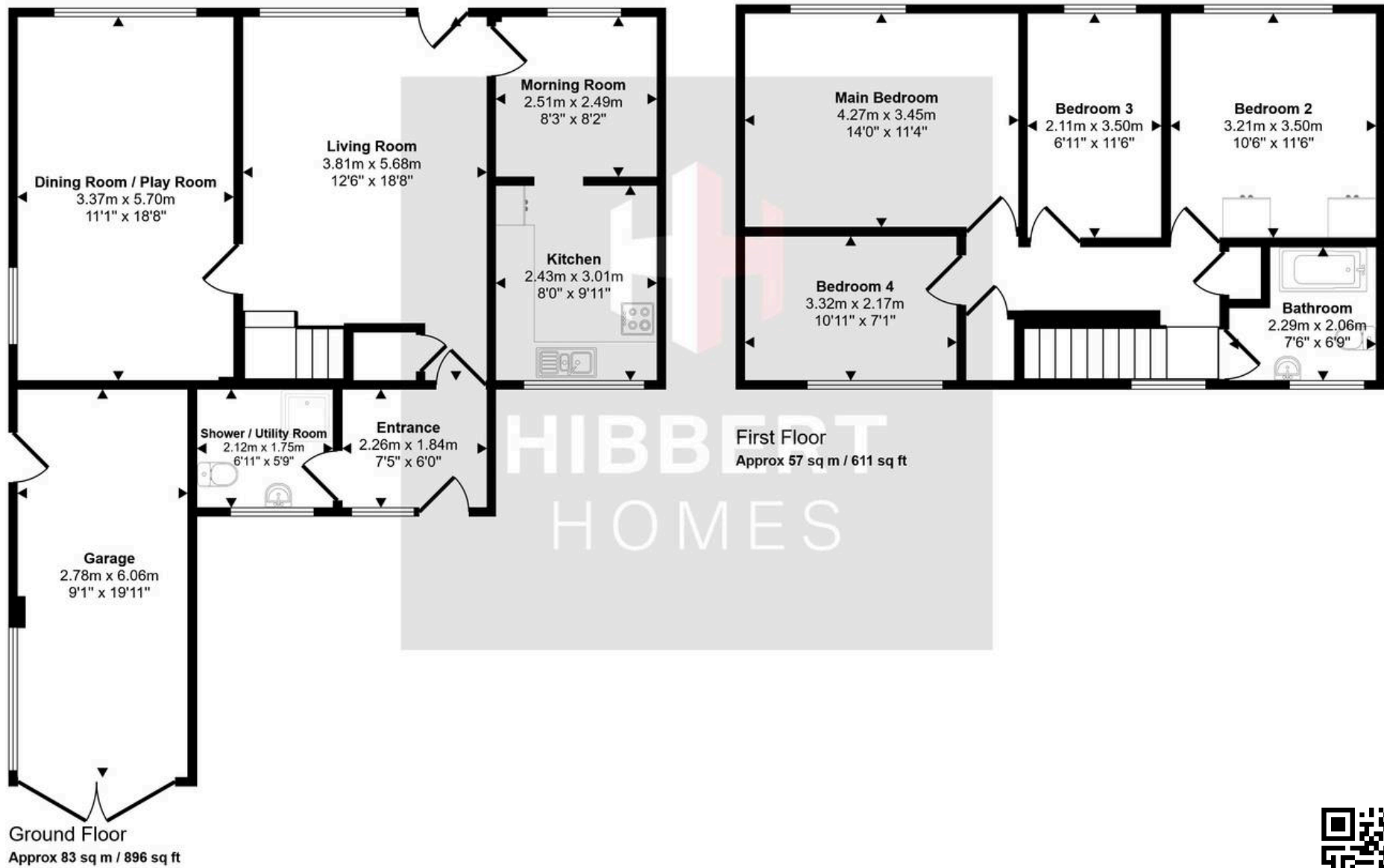
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Approx Gross Internal Area  
140 sq m / 1506 sq ft



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First Floor  
Approx 57 sq m / 611 sq ft

Ground Floor  
Approx 83 sq m / 896 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.

