



**Marsworth Close, Northern Moor, Manchester,  
M23**

**Offers Over: £325,000**

*Leasehold*



# Marsworth Close, Northern Moor, Manchester, M23

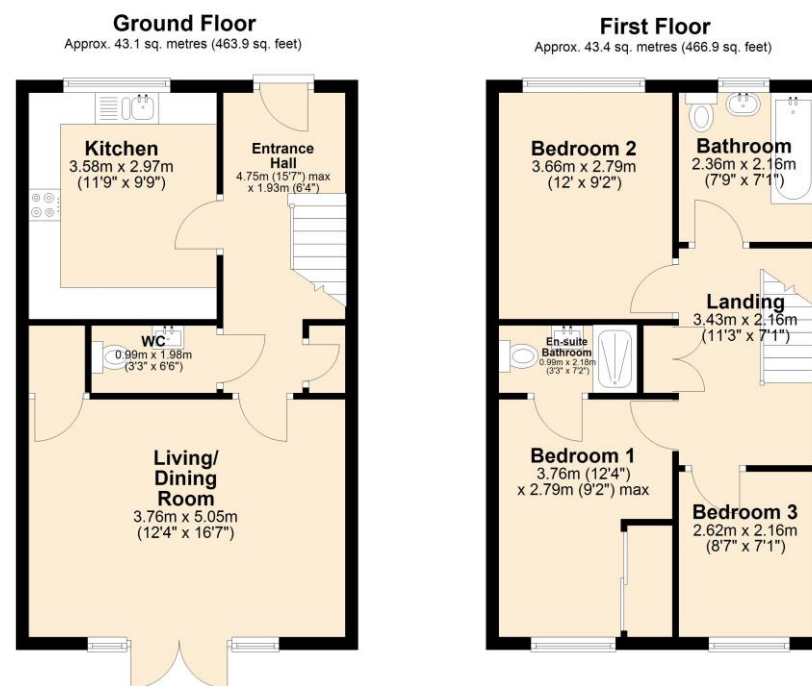
Nestled on a generous plot is this modern end terrace offering a fantastic opportunity for comfortable family living. The property boasts gated, ample off-road parking and a beautifully maintained front garden.

Upon entering, you are welcomed by a spacious entrance hall, complete with under-stairs storage – ideal for keeping everyday essentials neatly tucked away. To the front of the home, the contemporary kitchen is well-appointed with a range of base and eye-level units, sleek granite work surfaces, and integrated appliances.

The rear of the property features a good-sized living and dining room, perfect for relaxing or hosting guests, with patio doors that open directly onto the rear garden, allowing for a seamless indoor-outdoor flow. A convenient downstairs WC completes the ground floor layout.

Upstairs, the home offers three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite bathroom. A further family bathroom, fitted with a modern three-piece suite, serves the remaining bedrooms.

The enclosed rear garden is a brilliant size and is mainly laid to lawn with a paved patio area, ideal for summer barbecues or outdoor play.



Total area: approx. 86.5 sq. metres (930.7 sq. feet)

- Leasehold
- 245 Years 5/2/16
- Ground Rent £150pa
- EPC GRADE TBC







## The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.