



Marlecroft Close, Manchester, Baguley, M23

Offers Over: £450,000

Freehold

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This impressive four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Ideally located within easy reach of excellent local schools, Wythenshawe Park, motorway networks, Manchester Airport, the Metrolink, and a wide range of local amenities, the property enjoys a highly convenient yet peaceful setting.

To the front of the home, a generous driveway provides ample off-road parking and leads to a detached double garage, complete with an electric up-and-over door, offering excellent storage or secure parking.

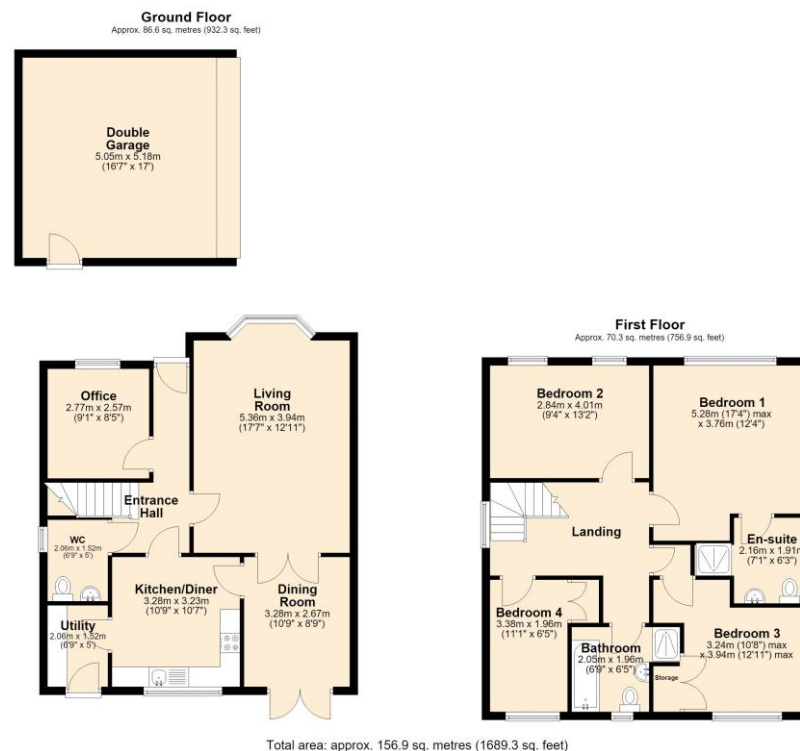
Stepping inside, you are welcomed by a bright and inviting entrance hall which sets the tone for the spacious accommodation throughout. To the left is a generous living room, flooded with natural light and offering an excellent space to relax with family or entertain guests. Double doors open seamlessly into the dining room, creating a flexible layout that is perfect for both everyday living and larger gatherings.

The dining kitchen, provides an excellent range of base and eye-level units, generous worktop space, and ample room for a family dining table. A practical utility room is conveniently located just off the kitchen. Completing the ground floor is a versatile home office, ideal for those working remotely, along with a useful downstairs WC.

The first floor offers four generously proportioned bedrooms, making this an ideal home for growing families. The principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are all excellent sizes and are served by a spacious four-piece family bathroom suite, complete with both a bath and separate shower.

Externally, the enclosed rear garden provides a wonderful outdoor space to enjoy throughout the seasons. Thoughtfully landscaped with well-established plants, attractive borders, a seating area for outdoor dining and entertaining, and a lawned garden, it offers the perfect balance of colour, privacy, and space for children and pets to play.

- Freehold
- EPC Grade C
- Council Tax Band D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.