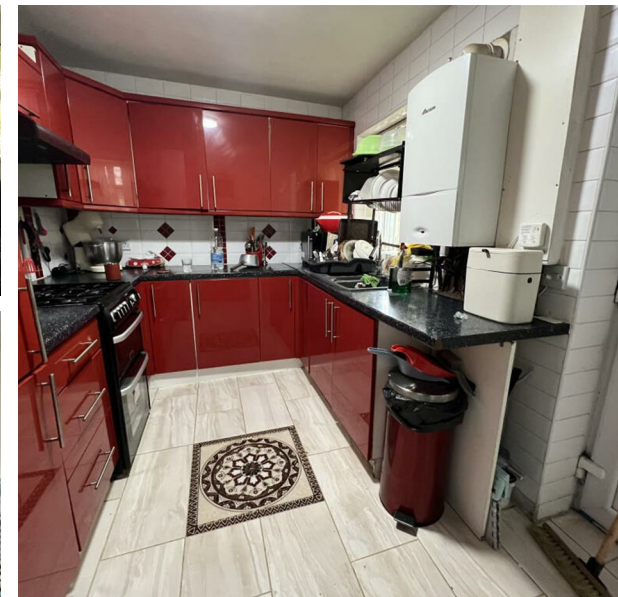
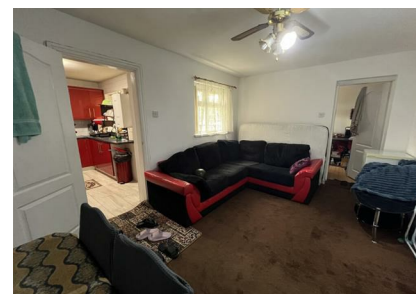


Mount Road, Manchester, M19 3HN

£320,000

Council Tax Band: B



Nestled on Mount Road in Manchester, this charming semi-detached house offers a delightful blend of space and versatility, perfect for modern family living. Built in 1999, the property spans an impressive 1,215 square feet and has been thoughtfully extended to both the side and rear, providing generous living accommodation throughout.

As you enter, you are greeted by a well-planned ground floor layout that features two reception rooms. The main living area is particularly spacious, enhanced by the side extension, which creates a superb family space ideal for both relaxation and dining. The second reception room offers flexibility, serving as a formal dining area or a cosy sitting room. The extended kitchen is practical and well-equipped, leading to a separate laundry room, while a convenient downstairs W/C with a wash basin adds to the functionality of the home.

Upstairs, the property boasts three to four bedrooms, depending on your needs. The accommodation includes three well-proportioned bedrooms, with one featuring an en-suite shower room, accessible via an adjoining bedroom. This unique layout is perfect for family arrangements or could be reconfigured to suit your preferences. A separate family bathroom completes the first floor.

The property backs directly onto the picturesque grounds of Greenbank Park, providing a serene outlook and ample green space for outdoor activities. The location is highly convenient, with a variety of local amenities, including shops, cafés, and supermarkets, just a short distance away along Stockport Road. Excellent transport links are readily available, with regular bus routes and nearby railway stations, ensuring easy access to Manchester city centre and beyond. With well-regarded schools and local parks in the vicinity, this home is an ideal choice for families seeking space, flexibility, and strong connectivity.



Open House North



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         | <b>85</b>                                                                                                     |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         | <b>76</b>                                                                                                     |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |