



Marylon Drive, Manchester, M22

Guide Price: £435,000

Freehold

Marylon Drive, Manchester, M22

This extended four-bedroom semi-detached home is a true hidden gem, tucked away in a desirable cul-de-sac and occupying an impressive corner plot. Offering both space and versatility, the property is ideal for modern family living. It is approached via a block-paved driveway providing ample off-road parking, electric car charging point, with double doors opening into a useful storage area.

Upon entering, you are welcomed into a bright entrance hall complete with understairs storage. To the right, a generously sized living room features stylish wood flooring and a charming feature fire surround, creating a warm and inviting space. French doors lead seamlessly into the dining room, while a front-facing window offers pleasant views up the road.

The dining room is a standout space, enhanced by feature skylights that flood the room with natural light. With wood flooring throughout and two sets of patio doors opening onto the garden, it provides the perfect setting for both everyday living and entertaining.

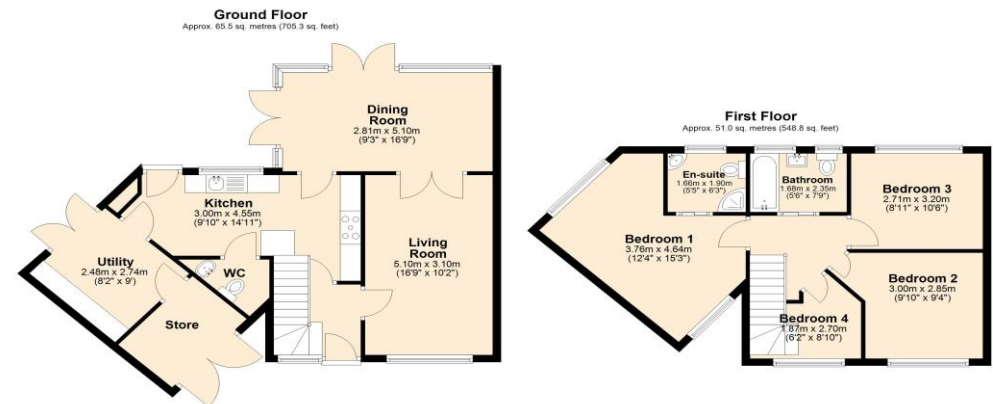
The breakfast kitchen is well-appointed with a range of base and eye-level units complemented by wood work surfaces. It benefits from tiled flooring, a breakfast bar, a range of integrated appliances, and additional space for freestanding appliances. Leading from the kitchen is a practical utility room, which offers further appliance space, houses the boiler (fitted in 2025), and features French doors to the rear along with internal access to the storage area. A convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms, including three doubles and a spacious single. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, WC, and wash hand basin. The lofts are also boarded for additional storage.

The main bedroom is particularly noteworthy, boasting windows to both the front and rear aspects, fitted wardrobes, and a stylish en-suite bathroom with a walk-in shower, WC, and wash hand basin.

Externally, the home sits on a fabulous-sized plot, offering a wonderful outdoor space for all to enjoy. The garden features a large stone patio area, ideal for entertaining, and is predominantly laid to lawn with timber fence boundaries ensuring privacy. Additional highlights include a brick-built BBQ and a fantastic home office with sliding patio doors, perfect for remote working or a variety of uses.

Situated in the ever-popular area of Northenden, close to the vibrant village of Didsbury. The nearby River Mersey and its scenic walking and cycling routes provide beautiful outdoor spaces right on your doorstep, perfect for leisure and relaxation. Excellent local amenities, reputable schools, and strong transport links into Manchester city centre and beyond further enhance the appeal of this sought-after location.



Total area: approx. 116.5 sq. metres (1254.1 sq. feet)

- Freehold
- EPC Grade TBC
- Council Tax Band C





The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

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.