


# 140 Blackcarr Road
## Baguley M23 1PA
## £350,000

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Available with no onward chain, this traditional semi-detached house stands on a superb garden plot which borders an area of mature woodland, providing an attractive tree-lined aspect to the rear.

The property has been well-maintained but would now benefit from some cosmetic updating - The house has been priced accordingly.

An entrance hallway leads to a dining room with bay window to the front. The room opens to a spacious living room with double-glazed French doors to the garden. There is a well-proportioned breakfast kitchen to the rear.

Upstairs, a landing gives access to the spacious bedrooms: Two double rooms and a well-proportioned third bedroom which has a dual aspect. There are attractive views from the rear of the house across the long gardens and on to the tree line. A bathroom and a separate WC complete the accommodation.

The house stands behind a garden area, with a paved driveway providing off road parking space, leading alongside the house and on to a detached garage. The rear garden is of an impressive size: A patio seating area leads on to a lawn which extends down the garden, with well-stocked mature borders and an assortment of trees and shrubs. It offers a great deal of seclusion and privacy - A superb space for families to enjoy.

Blackcarr Road forms part of a sought-after residential development, with excellent transport links and a convenient proximity to amenities and schools.

This property represents a fantastic opportunity to acquire a home which can be improved further to your own chosen specification. It could well suit further extension if desired, subject to the necessary permissions being obtained. An internal viewing is essential.

Tenure: Freehold
Council Tax: Manchester City Council C

- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Some Updating Required
- PVCU Double Glazing
- Gas Central Heating
- Superb Large Garden
- Driveway
- Detached Garage
- Viewing Essential

Entrance Hallway
13'6 x 7'0 max

Dining Room
11'4 into bay x 12'2
Room opens to:

Living Room
14'1 x 12'2 red to 10'8

Breakfast Kitchen
19'2 x 8'5 red to 6'5

First Floor Landing
Built-in storage. Access to loft space.

Bedroom One
14'2 x 10'8 red to 8'9 to fitted wardrobes

Bedroom Two
12'2 into bay x 10'8

Bedroom Three
10'7 x 8'6

Bathroom
4'4 x 8'6

Separate WC

Externally
Garden area to the front with paved driveway leading to garage.
Large rear garden with paved seating area and a large lawned expanse.
Established borders. Assorted trees and shrubs.

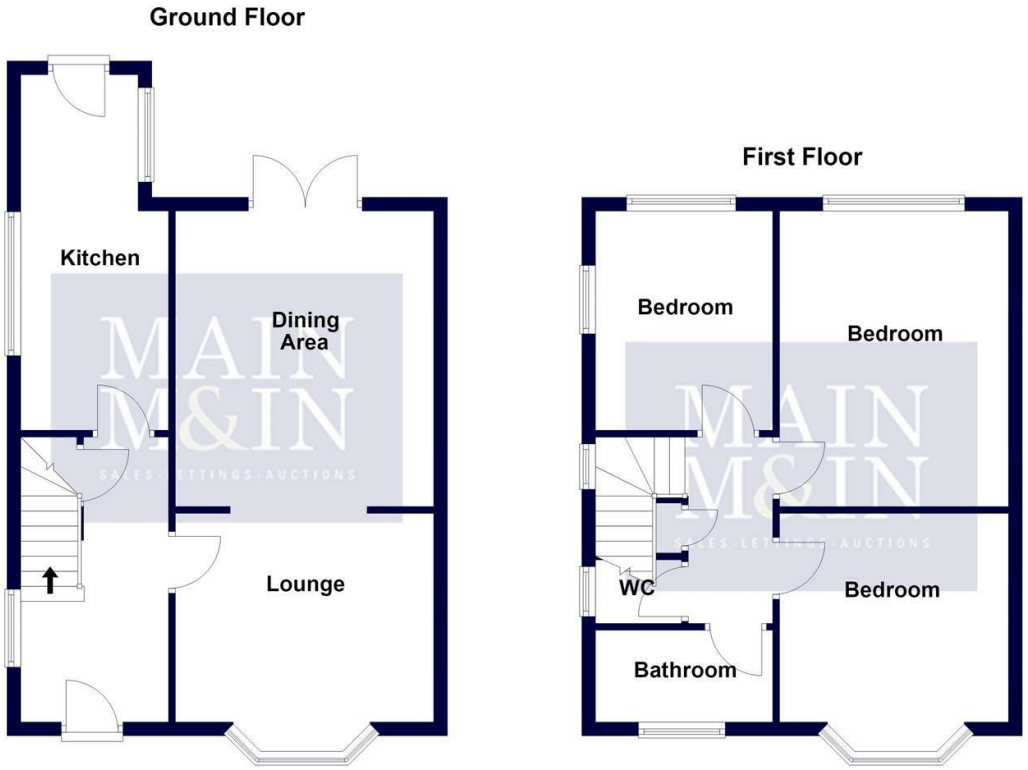
Detached Garage












For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

**Blackcarr Road, Baguley**





To view this property call Main & Main on 0161 437 1338



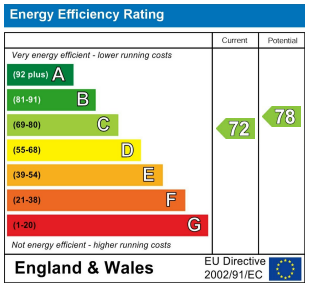


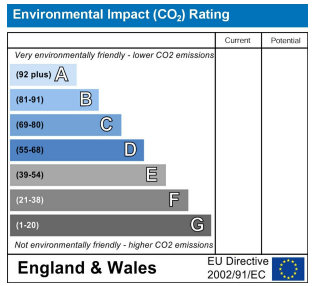







Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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