



Spinney Road, Baguley

Offers Over £300,000



**HIBBERT  
HOMES**

**SALES & LETTINGS**

# Spinney Road

Baguley, Manchester

Hibbert Homes are delighted to present this superb opportunity to acquire one of the original 1930's semi-detached houses on the highly sought-after Spinney Estate. Situated in the quiet cul-de-sac, the property occupies a fantastic position away from through roads and backing on to Blackcarr Wood. The house itself comes well-presented and ready for a course of modernisation throughout. It presents a rare opportunity to modernise, develop and extend (subject to relevant permissions) one of the original layouts of these exclusive homes, set in a generous plot with plenty of potential.

The property boasts ample space, amplified by natural light pouring in from all directions. In particular, the double-aspect living room has a beautiful outlook with large windows to the front, and patio doors opening to the rear garden. The first floor boasts three generous bedrooms, with patio doors from the main bedroom leading to a balcony conservatory offering further scope for improvements.

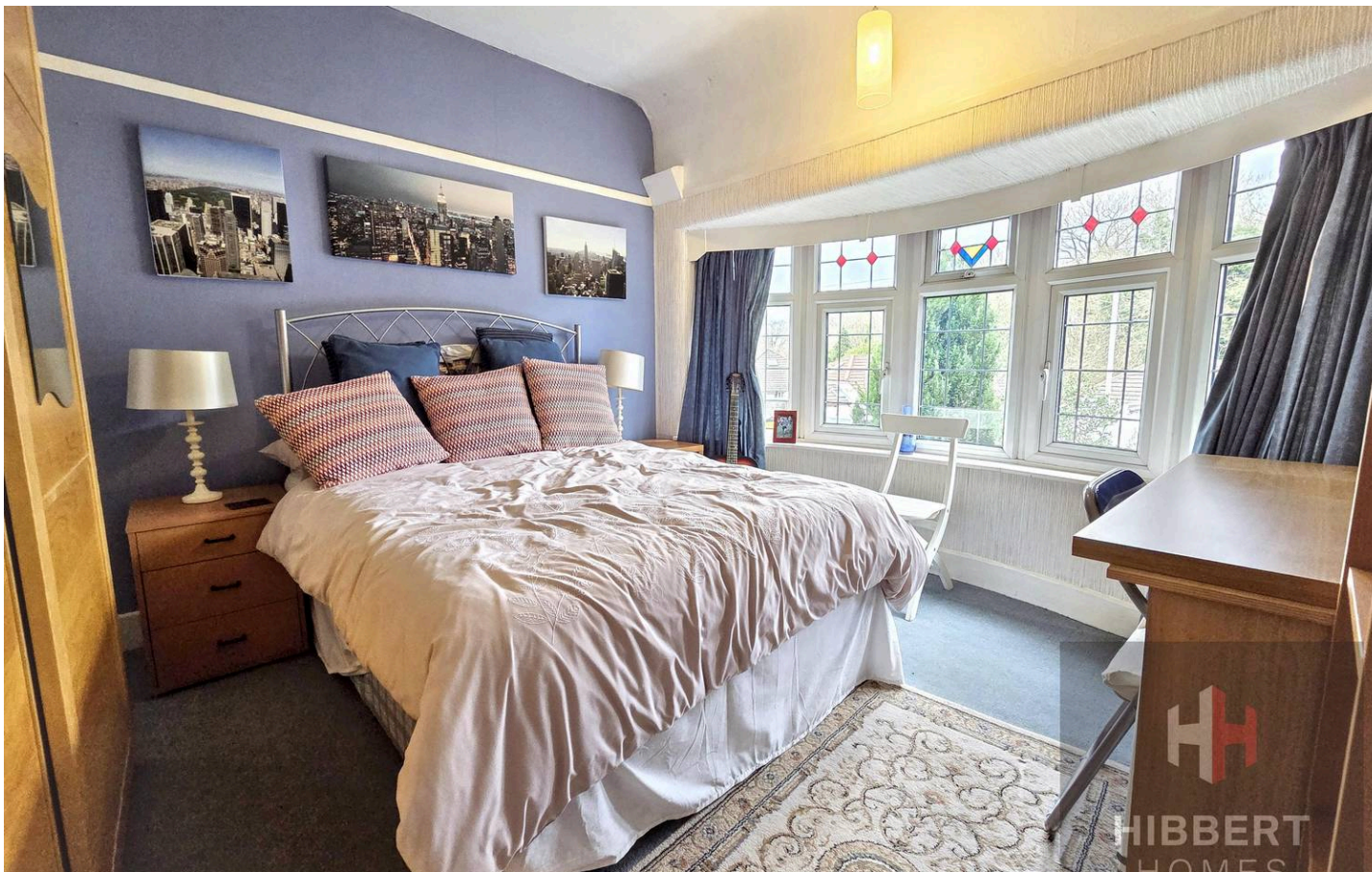
*This property is owned by (or linked to) a person or family member associated with Hibbert Homes.*

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D



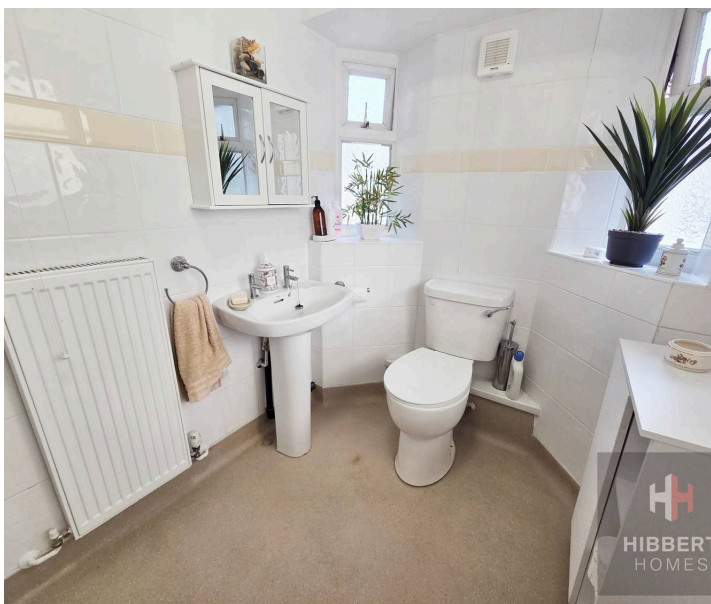


## Spinney Road

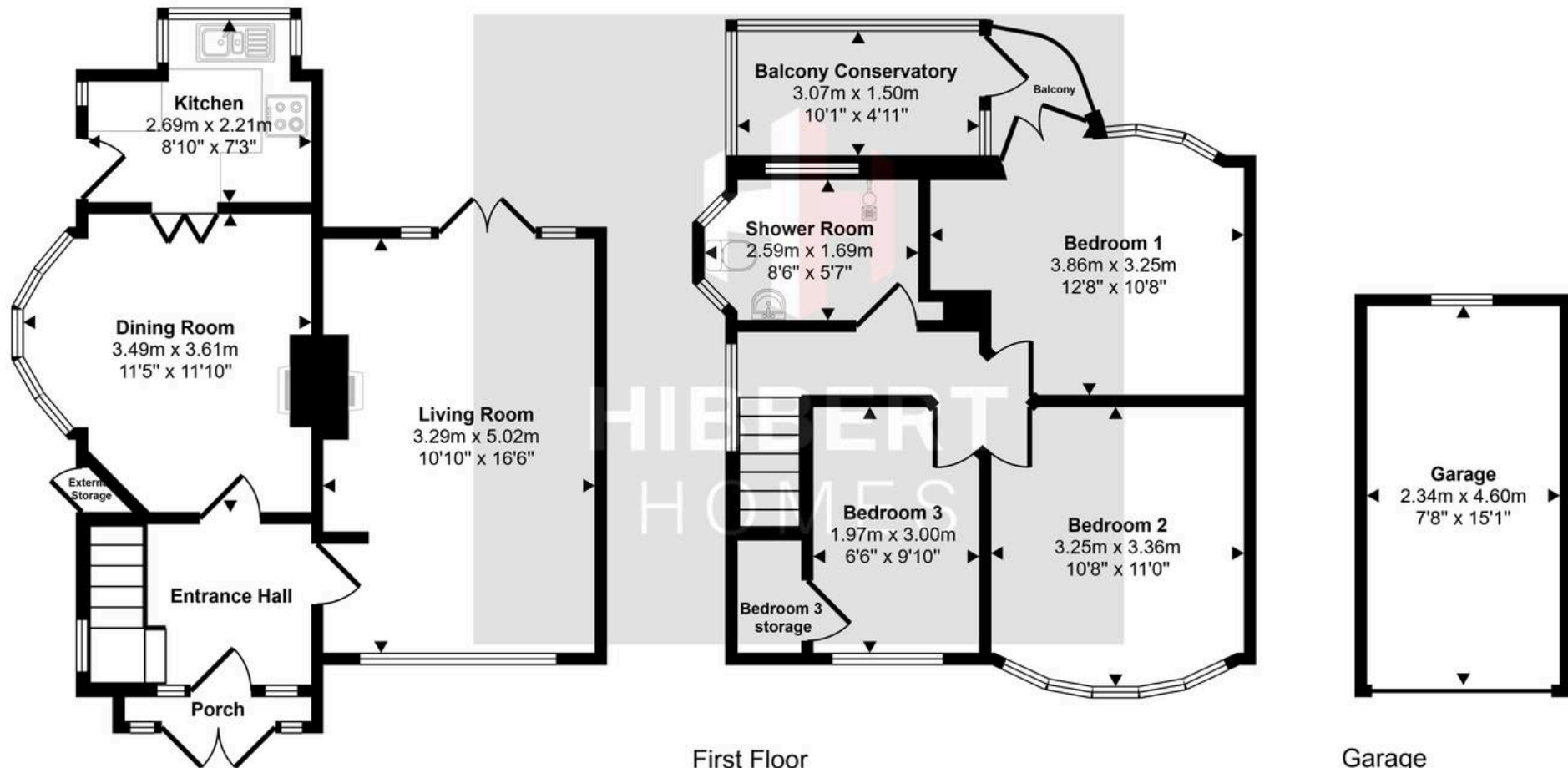
Baguley, Manchester

The property is approached via a charming front garden, with front wall and vehicle gate, laid mainly to lawn and with borders stocked with mature flowers, shrubs and hedges. A driveway provides ample off-road parking for multiple vehicles, and leads to a detached garage providing further parking and/or storage. To the rear is an enclosed south-facing garden laid to lawn, and again bordered by mature shrubs and hedging. A large patio area provides the perfect spot for outdoor dining and entertaining whilst capturing the southerly aspect.

- NO ONWARDS CHAIN
- Fantastic 1930's semi in quiet cul-de-sac on the highly sought-after 'Spinney Estate'
- Excellent potential for modernisation and development subject to relevant permissions
- Lovely bright living space, living room and dining room
- Separate kitchen
- Three generous bedrooms
- Front garden with gated driveway providing ample off-road parking for multiple vehicles
- Large, enclosed south-facing rear garden



Approx Gross Internal Area  
94 sq m / 1015 sq ft



Ground Floor  
Approx 41 sq m / 439 sq ft

First Floor  
Approx 43 sq m / 460 sq ft

Garage  
Approx 11 sq m / 116 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

