



**Marden Road, Baguley, M23**

**Offers Over: £250,000**

*Freehold*

# Marden Road, Baguley, M23

Situated on Marden Road, Wythenshawe, this well-presented terrace home offers an excellent opportunity for first-time buyers, families, or investors alike. Ideally located close to Wythenshawe Hospital and the convenient Manchester Metrolink network, the property benefits from superb transport links and local amenities. Offered to the market with no onward chain.

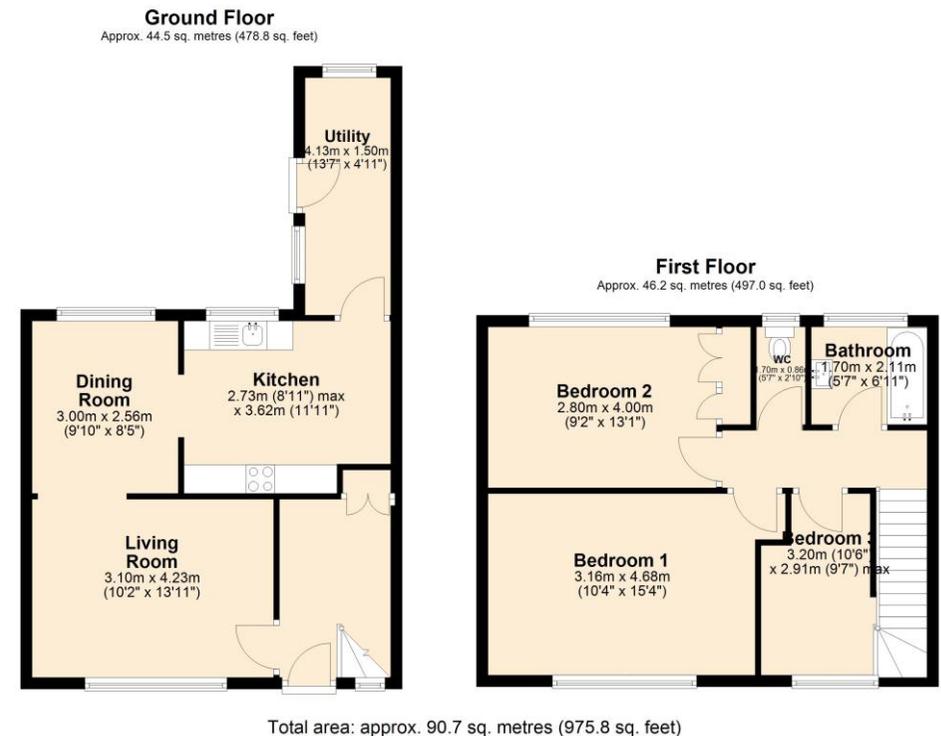
The property is set back from the road behind a front garden with a paved pathway leading to the entrance, creating a welcoming first impression. Upon entering, you are greeted by an entrance hall complete with useful storage space, ideal for coats and shoes. To the left, the living room provides a comfortable and inviting space, featuring a wall-mounted electric fire as a focal point and laminate flooring flowing through. An open archway leads seamlessly through to the dining area, where a window overlooks the rear garden and allows for plenty of natural light.

The kitchen is fitted with a range of base and eye-level units complemented by roll-top work surfaces, offering ample storage and preparation space. There is designated space for appliances. A generous utility room sits just beyond, providing additional storage and laundry space, with a door to the side giving direct access to the rear garden.

Upstairs, the property offers three larger than average size bedrooms, suitable for family living, guests, or home working. The bathroom is fitted with a bath and wash basin with vanity, with the added convenience of a separate WC.

To the rear, the garden features a patio area ideal for outdoor seating and entertaining, with the majority laid to lawn, offering a pleasant and low-maintenance outdoor space.

- Freehold
- EPC Grade TBC
- Council Tax Band A







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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.