



Maple Road, Brooklands, Manchester, M23

£550,000

Freehold

**** Offered with NO ONWARD CHAIN **** Occupying an attractive position on the popular Maple Road in Brooklands, this beautifully presented three-bedroom detached home is ready to move straight into while retaining a wealth of charming original features. Offering generous and well-proportioned accommodation, off-road parking, an integral garage and a beautiful established rear garden, the property makes a fantastic family home in a highly sought-after location.

The property is approached via a pressed concrete driveway providing off-road parking, alongside an attractive lawned front garden complemented by well-established greenery. The integral garage features an up-and-over door and provides useful additional storage as well as access directly into the property.

You enter through a useful entrance porch, where a beautiful original door with stained glass insets opens into the generous entrance hallway, immediately giving a sense of the character found throughout the home. The hallway also benefits from a practical cloakroom.

Positioned to the right-hand side is the dining room, featuring an attractive bay window to the front elevation which allows plenty of natural light to fill the room, together with a feature fire surround creating a lovely focal point. To the rear is the spacious living room, a comfortable and inviting reception space with French doors opening directly onto the rear garden.

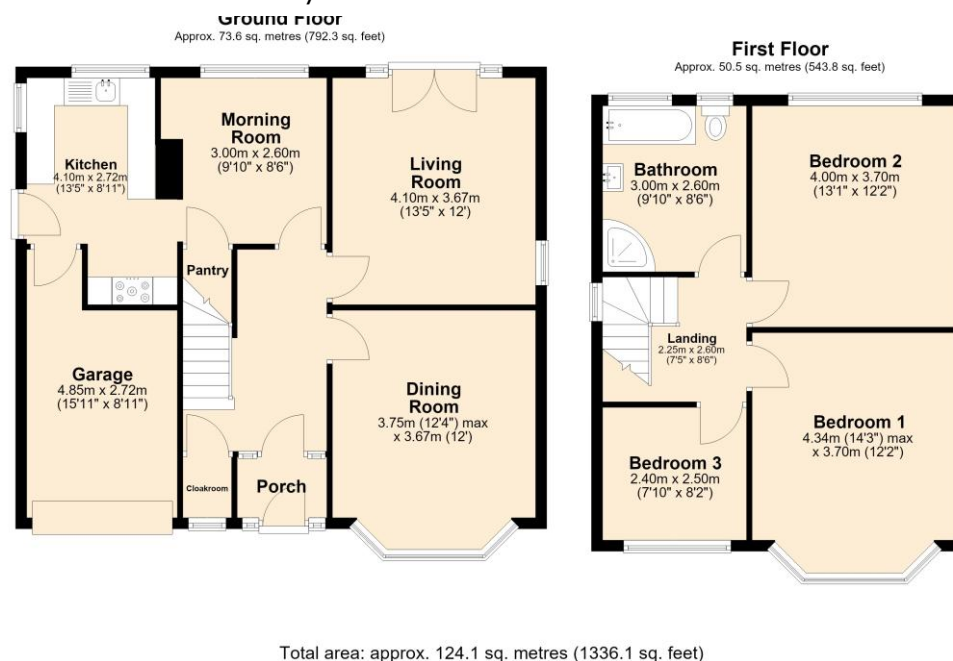
A separate morning room provides further versatile living space and is packed with character, featuring a window to the side elevation, an original fireplace and original fitted storage. This charming room would work equally well as a breakfast room, family room, snug or home office.

The kitchen is fitted with a comprehensive range of base and eye-level units complemented by granite work surfaces, providing plenty of storage and preparation space. A door leads directly into the integral garage, where there is plumbing for both a washing machine and dishwasher, adding further practicality to the home.

To the first floor there are three well-proportioned bedrooms. The main bedroom is positioned to the front and features an attractive bay window together with fitted wardrobes. The second bedroom is another generous room, enjoying a large window overlooking the beautiful rear garden, while the third is a comfortable single bedroom with the added benefit of fitted wardrobes. Completing the first-floor accommodation is the family bathroom, fitted with a four-piece suite.

Externally, the rear garden is a particularly attractive feature of the property and provides a wonderful space for relaxing, entertaining and family life. A pressed concrete patio offers ample room for outdoor seating and dining, leading onto a well-maintained lawn surrounded by an abundance of established shrubs, plants and greenery, creating a mature and private setting.

Maple Road is ideally positioned within the highly regarded Brooklands area, popular with families thanks to its excellent local schools, transport connections and access to everyday amenities. Brooklands Metrolink is within easy reach, providing convenient links into Manchester City Centre, while Sale Town Centre, local shops, parks and the surrounding motorway network are also readily accessible.



- EPC D
- Freehold
- Council Tax Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

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.