THE property MAN



Stage Street, Nothern Moor, Manchester, M23

Guide Price: £450,000

Freehold

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Situated on Stage Street in the popular area of Northern Moor, this impressive, modern four bedroom semi detached home offers spacious and versatile accommodation arranged over three floors. Only a few years old, the property is beautifully presented and provides contemporary living, making it an ideal choice for families and professionals alike.

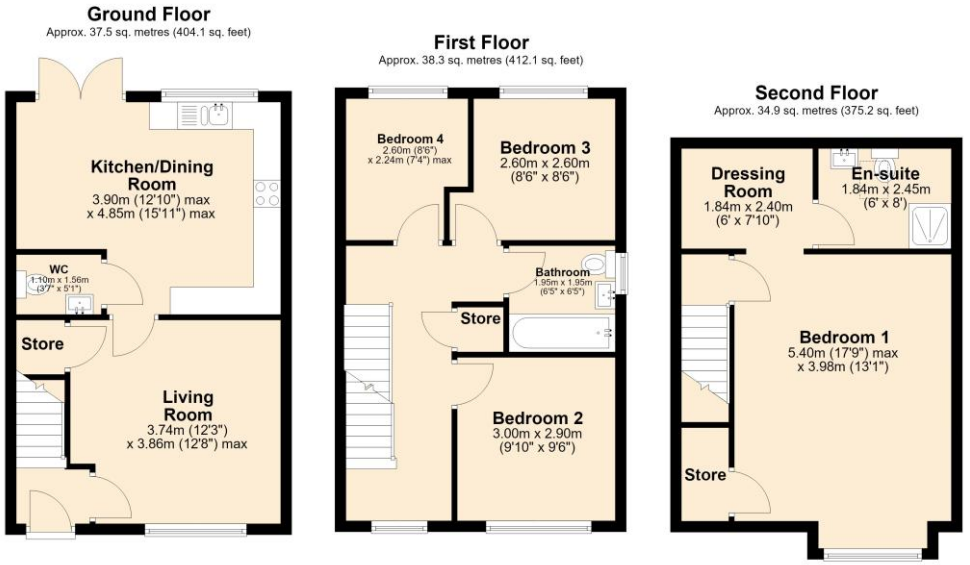
To the front of the property, there is off-road parking, an electric vehicle charging point and gated side access. Internally, the property welcomes you into a fantastic sized main living room, offering plenty of space for relaxation and entertaining, with the added benefit of useful understairs storage. To the rear, there is a modern fitted kitchen/diner, featuring a range of integrated appliances and French doors which open directly onto the garden, creating a lovely space for both everyday family life and entertaining. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, there are three well proportioned bedrooms, one of which is currently utilised as a home office/gym, offering flexibility to suit a variety of needs and a main family bathroom suite. Occupying the entire second floor is the impressive main bedroom, which is particularly generous in size and offers ample room for bedroom furniture. The room further benefits from a separate dressing area with fitted storage, along with its own private en-suite shower room.

Externally, the rear garden is a particularly appealing feature, offering a generous outdoor space with attractive porcelain tiled paving for ease of maintenance. There is also a pergola, providing an ideal setting for outdoor dining and relaxing during the warmer months.

The property is ideally positioned within Northern Moor, with convenient access to a range of local amenities, transport links and motorway networks, making it well placed for commuting and day-to-day convenience.

- EPC Grade B
- Freehold
- Service Charge - £144 pa
- Council Tax Band D



Total area: approx. 110.7 sq. metres (1191.4 sq. feet)



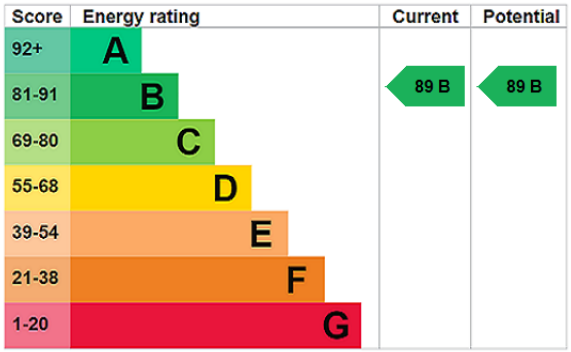












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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. 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.