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104 Blackcarr Road
Baguley M23 1PN
Asking Price £525,000

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104 Blackcarr Road

Baguley M23 1PN

Asking Price £525,000

A FREEHOLD, Four Bedroom, Two Bathroom, Family Detached with fabulous gardens onto a wooded outlook to rear.

Just once in a while a property comes to the market which stands out from the crowd; this being one such home. The property offers: Ground Floor with Entrance Hall, Lounge into Dining Room, Extended Re-fitted Kitchen, Study/Playroom, Bedroom Four, Shower Room, Utility Room. On the first floor are Three Excellent Bedrooms, Bathroom/WC. Outside: Front Garden with Driveway and Gate leading to the rear which is beautifully laid out and maintained (see photos).

The property lies close to schooling, local shops, and transport etc. Within a couple of miles are both the M56/M60 Motorways.

The is a lovely family home, NOT TO BE MISSED.

- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Re-pointed/Re-Roofed
- Freehold

Porch
7'1 x 2'4

Hallway
10'9 x 7'4
Understairs cupboard

Living Room
16'1 x 11'4
Bay Window, electric fire with surround

Dining Room
10'6 x 8'9
Sliding door to patio

Kitchen
19'6 x 8'9
Modern kitchen with Fitted units and work surfaces,, Range cooker with extractor hood, dishwasher.

Utility
8'3 x 7'1
Plumbing for washing machine

Study/Playroom
14'5 x 8'3

Shower room/WC
5'4 x 3'2 increasing to 6'3
three piece suite with Shower, WC, wash basin, Heated towel rail

Bedroom Four
8'9 x 7'7

Landing
6'4 x 2'7
Loft Access, Airing cupboard

Bedroom One
14'2 c 10'7

Bedroom Two
11' x 8'1

Bedroom Three
10'9 x 10'2

Bathroom
8'5 x 7'1
White suite, bath with shower over, Wash basin, WC, wash basin.
Heated towel rail.

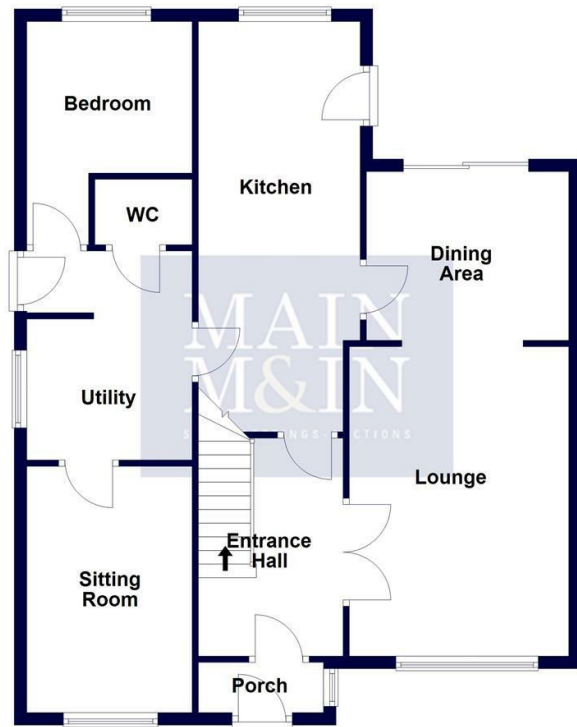
External
Excellent gardens to the front and rear with offroad parking



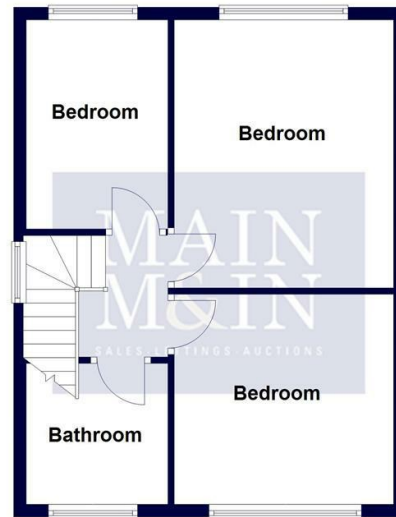
Tenure: Freehold
Council Tax: Manchester D



Ground Floor



First Floor



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

Blackcarr Road, Manchester

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





Company Registration No. S615498

Lettings (1st Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Very energy efficient - lower running costs</p> <p>(1-20) A</p> <p>(21-30) B</p> <p>(31-40) C</p> <p>(41-50) D</p> <p>(51-60) E</p> <p>(61-70) F</p> <p>(71-80) G</p> <p>(1-20) Not energy efficient - higher running costs</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
Current	74	Current	55
Potential		Potential	

