



**GASCOIGNE
HALMAN**

Maple Road, Manchester

£575,000

THE AREA'S LEADING ESTATE AGENCY



****NO CHAIN**** This traditional detached residence set just off the ever popular Brooklands Road includes three well presented reception rooms and a modern family kitchen. With three generous bedrooms, off road parking and an attached garage plus an extensive private rear garden set on a large wide plot, this immaculate residence is ideal for someone looking for their next family home.

Property details

- Beautiful Detached Residence
- Three Well Proportioned Bedrooms
- Modern Four Piece Family Bathroom
- Stunning Private Mature Rear Garden
- Off Road Parking Multiple Cars Plus Integral Garage
- Positioned Close To Amenities, Transport Links & Schools



About this property

This wonderful, detached family home occupies a generous plot in a highly desirable residential location.

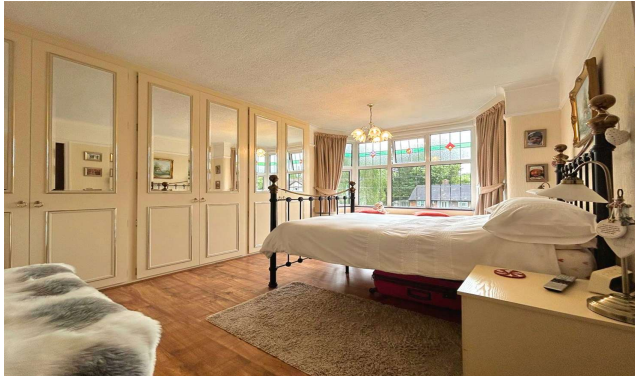
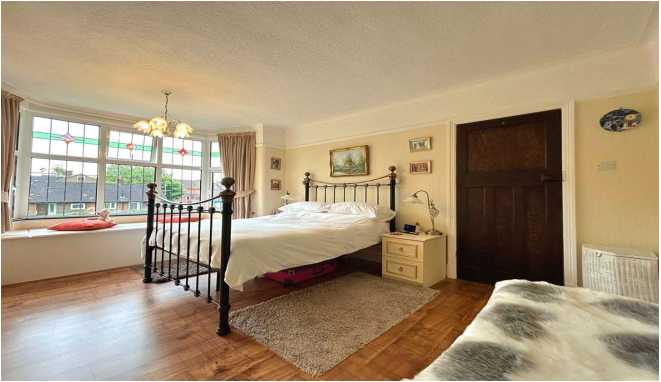
Accessed through a generous entrance hallway branches off into a spacious lounge and separate dining room which offers access onto the rear.

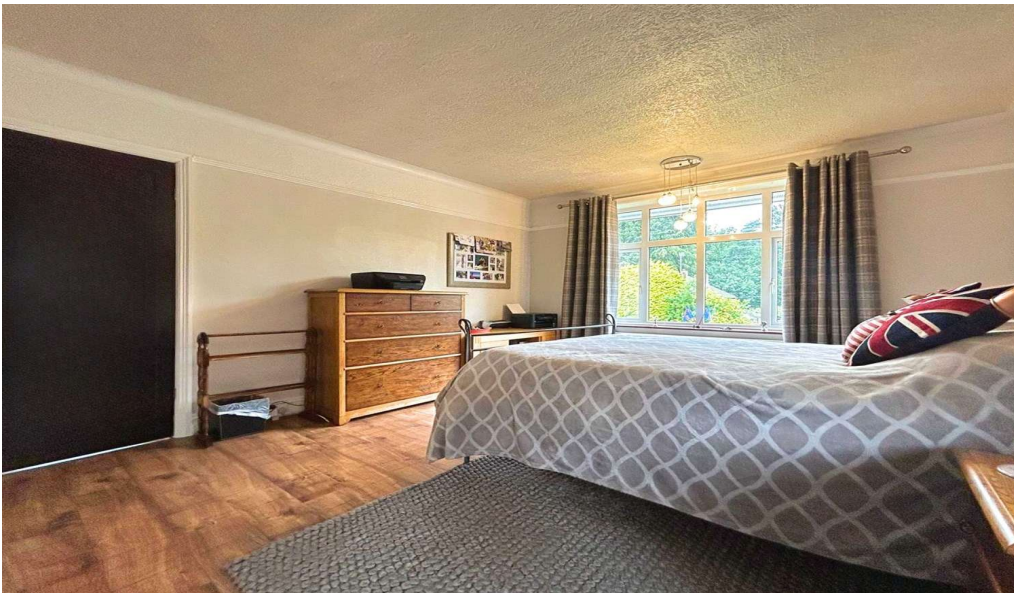
A useful morning room leads to a modern kitchen with a range of fitted appliances. The kitchen also provides access to an integral garage.

To the first floor there are three well proportioned bedrooms and a modern four piece family bathroom positioned off the landing, master benefiting from a fitted wardrobe.

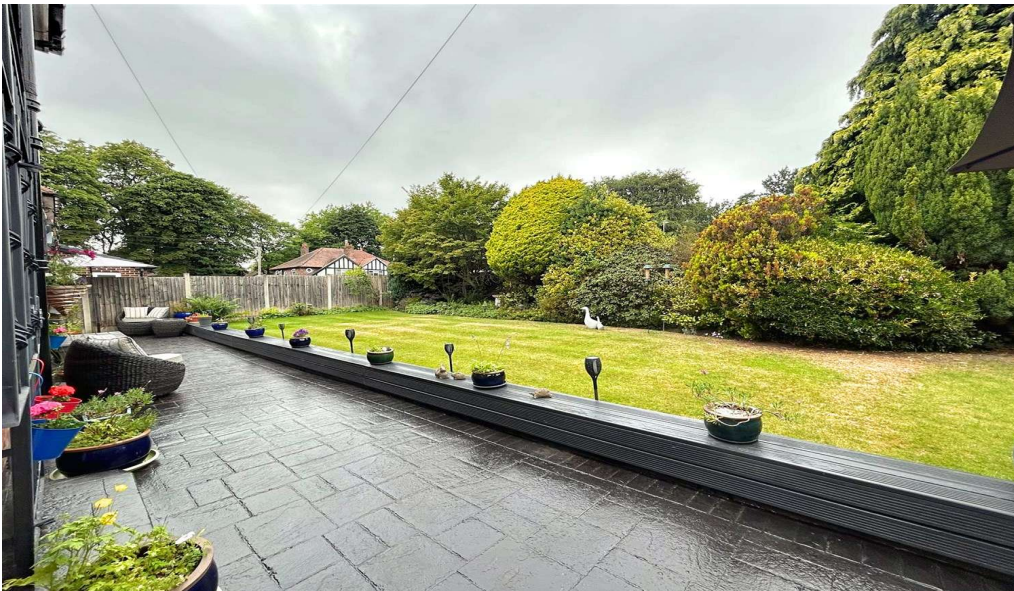
Externally the property includes a driveway providing ample parking for multiple cars and a beautiful privately enclosed rear garden with both patio and lawned areas.











DIRECTIONS

M23 9RL

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

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		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Cable

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

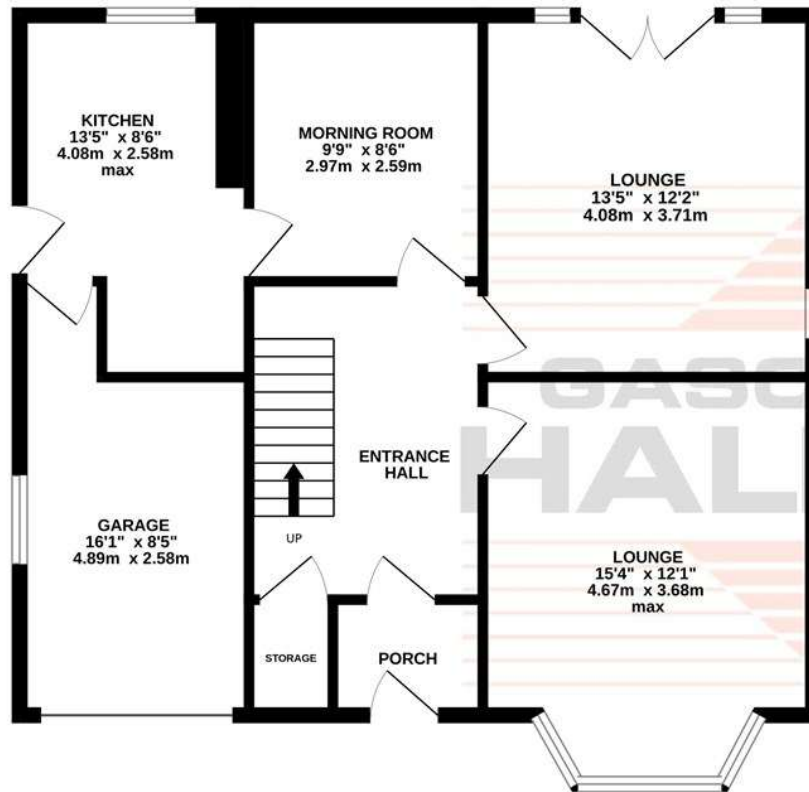
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

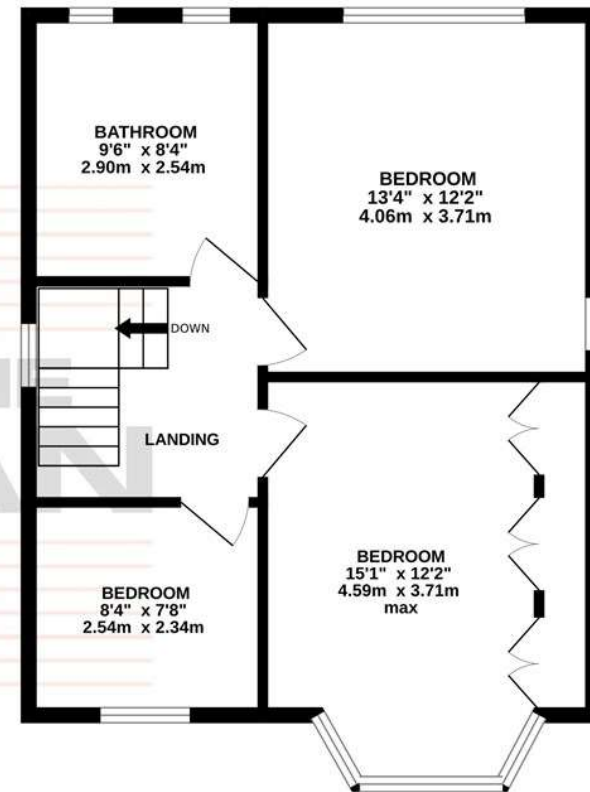
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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