



Marlecroft Close, Baguley

Offers Over £450,000



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This superb, spacious detached house forms part of an exclusive development of similar properties. Situated in an enviable position at the end of a quiet cul-de-sac enclosed within the development, the property enjoys a generous plot with fantastic privacy.

The property sits in easy reach of local amenities, with supermarkets and cafés just around the corner. The area boasts good local schools within a short walk, and benefits from excellent transport links with the Manchester Airport Metrolink line and major bus routes in easy reach. By car, the M60 and M56 are easily accessible, as is the Princess Parkway in to Manchester City Centre. One further benefit of this property is its proximity to Wythenshawe Park, with its stunning green spaces, play areas and regular events.

The house itself comes beautifully presented throughout, with ample natural light amplifying the generous room proportions and quality finish. The living space is a great feature of the house, with a large living room, separate dining room and further study/play room. To the first floor are four generous bedrooms, with two bathrooms (one en-suite) with storage cupboards and loft access.

Externally the property is approached via a front garden and driveway providing off-road parking for two cars and leading to a detached double garage offering further parking and/or storage. To the rear is an enclosed garden landscaped in a thoughtful design, with lawn, rockery and seating areas perfect for outdoor dining and entertaining.





Marlecroft Close

Baguley

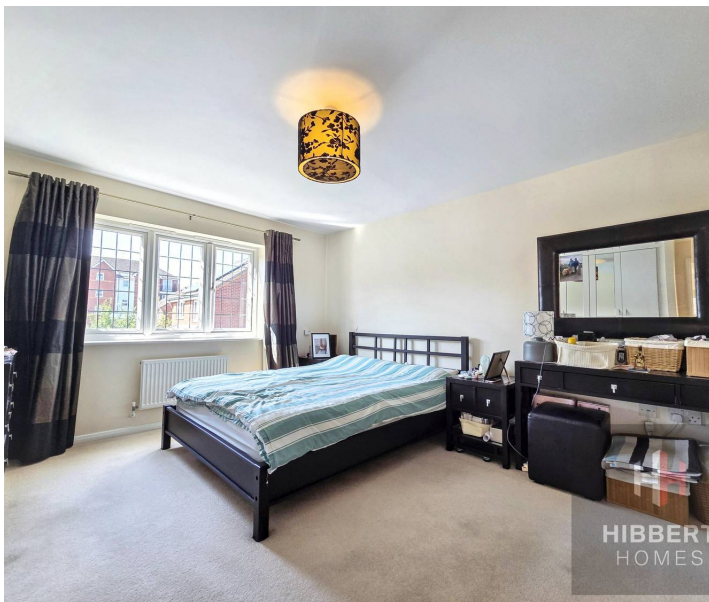
- NO ONWARDS CHAIN
- Freehold property
- Superb modern detached house
- Ample flexible living space
- Four generous bedrooms plus downstairs study
- Driveway parking plus detached double garage
- Enclosed rear garden with stunning seating area
- Close to Moor Road Metrolink Station

Council Tax band: D

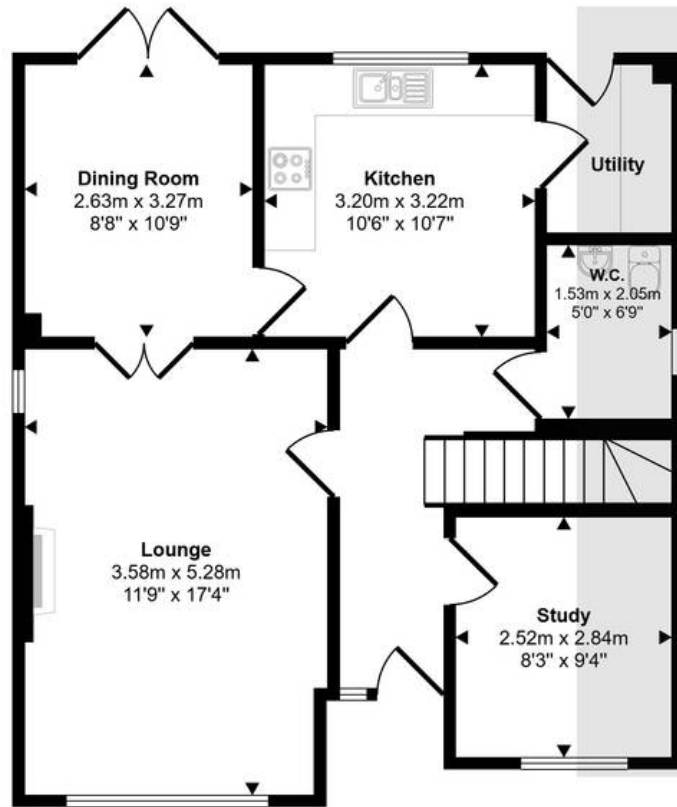
Tenure: Freehold

EPC Energy Efficiency Rating: C

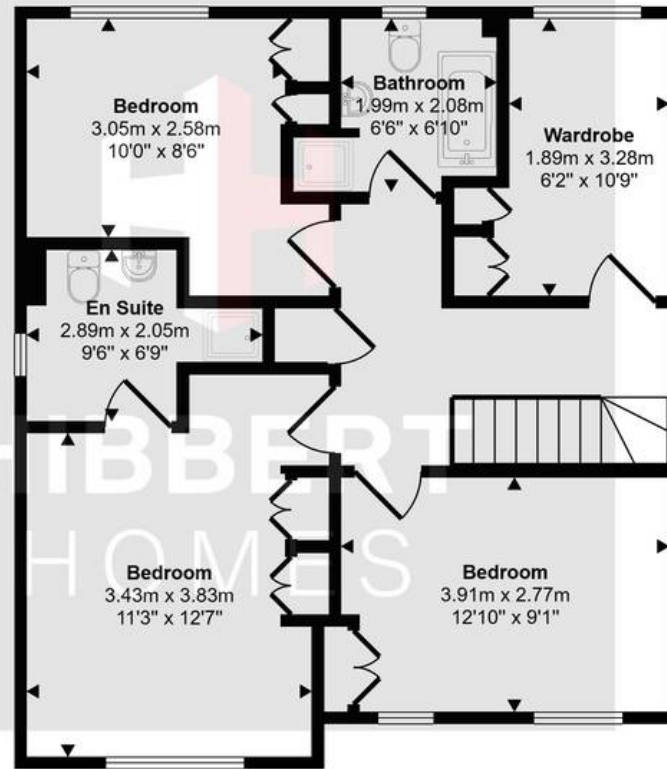
EPC Environmental Impact Rating:



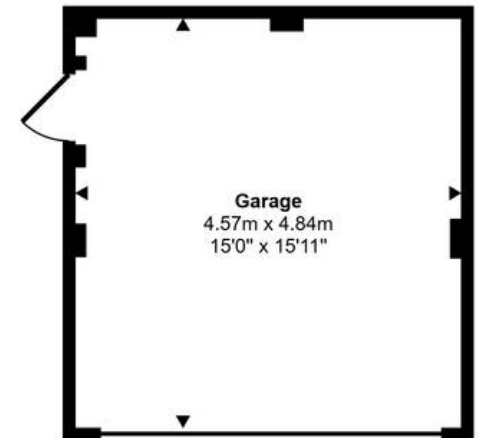
Approx Gross Internal Area
150 sq m / 1619 sq ft



Ground Floor
Approx 63 sq m / 678 sq ft



First Floor
Approx 65 sq m / 704 sq ft



Garage
Approx 22 sq m / 238 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.