



Maple Road, Brooklands, Manchester, M23

Offers Over £550,000

Freehold

Maple Road, Brooklands, Manchester, M23

A wonderful family home with space in abundance! This impressive FIVE BEDROOM extended semi-detached property on Maple Road in Brooklands offers generous and versatile accommodation throughout, perfectly suited to modern family living. Boasting multiple reception rooms, a superb open-plan kitchen, dining and living space, ample off-road parking and a private enclosed rear garden, this is a home that truly has plenty to offer.

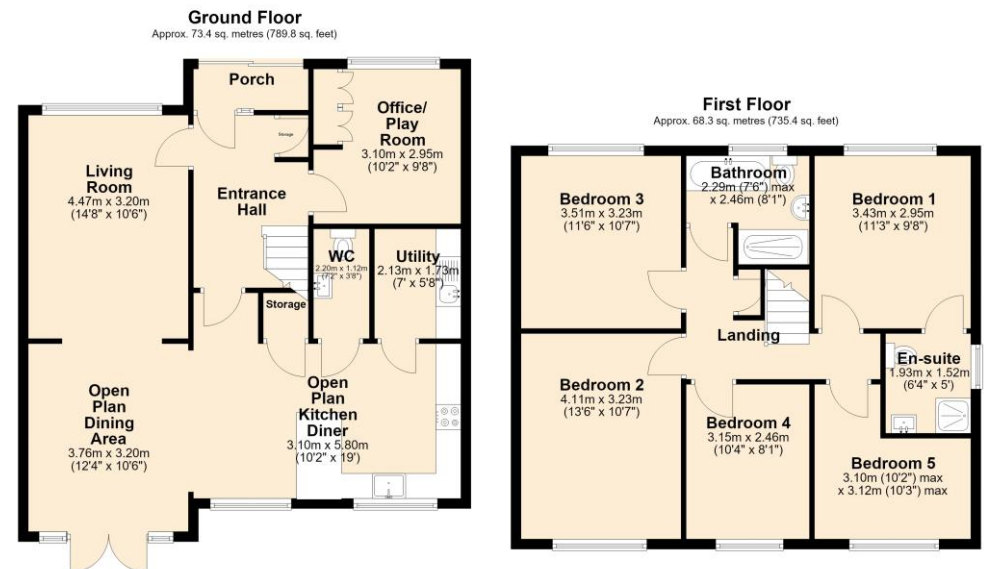
Ideally located within close proximity to Brooklands Metrolink, excellent local schools, Sale Town Centre and an abundance of everyday amenities, the property is perfectly positioned for families and commuters alike, with convenient access to motorway networks and surrounding areas.

The property is approached via a pressed concrete driveway providing off-road parking for several vehicles. Sliding patio doors lead into an entrance porch, which opens into a spacious and welcoming entrance hall. To the right is a generous living room, featuring a large window overlooking the front elevation and an electric fire creating a cosy focal point. To the left is a further reception room, currently utilised as a playroom, offering fantastic flexibility and equally suited as a home office, gym or additional sitting room.

Undoubtedly the heart of this family home is the impressive open-plan kitchen, dining and living space to the rear. Offering plenty of room for cooking, dining and relaxing, this fantastic area is ideal for both everyday family life and entertaining guests. Patio doors open directly onto the rear garden, allowing natural light to flood the space and creating a lovely connection between indoors and out. Completing the ground floor accommodation is a practical utility room and downstairs WC.

To the first floor, the property reveals FIVE well-proportioned bedrooms, providing an abundance of space for family living. One of the bedrooms benefits from its own en-suite bathroom, whilst the remaining bedrooms are served by a generous four-piece family bathroom suite, offering excellent facilities for a busy household.

Externally, to the rear is a delightful private enclosed garden, predominantly laid to lawn with a paved patio area ideal for outdoor dining, entertaining and enjoying the warmer months. Raised flower beds add character and greenery, whilst the enclosed boundaries provide a wonderful outdoor space for children and families to enjoy.



Total area: approx. 141.7 sq. metres (1525.2 sq. feet)

- Freehold
- EPC TBC
- Council Tax D





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Disclaimer

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