



## Maroon Road, Manchester, M22

Asking Price

**£339,995**

Cottage Style Three Bedroom Semi-Detached Family Home  
EPC Energy Rating of C  
Close Links to Manchester Airport, Heald Green Train Station  
Superb Location Just Off Styal Road

Immaculate Condition Throughout  
Off Road Parking for Several Vehicles  
Three Well Proportioned Bedrooms  
Secluded South Facing Rear Garden

Nestled in the heart of the desirable Moss Nook area, this charming three-bedroom semi-detached family home on Maroon Road presents a fantastic opportunity for buyers seeking space, style and superb connections. Set just off the ever-popular Styal Road, this delightful cottage-style property is presented in immaculate condition throughout, offering a turn-key experience for its new owners.



The property comprises a welcoming entrance hall leading to a spacious and bright reception room — ideal for family living and entertaining guests. The kitchen boasts ample storage and worktop space, perfect for preparing meals, while overlooking the beautifully maintained and large secluded rear garden. Upstairs you will find three well-proportioned bedrooms, designed to suit a range of family needs, along with a modern family bathroom.



Externally, the property offers generous off-road parking, comfortably accommodating several vehicles. The private garden to the rear is perfect for summer evenings, offering both tranquillity and sunshine for most of the day.



The home enjoys an excellent location for commuters and families alike. Heald Green Village and the train station is less than a mile away, offering direct services to Manchester city centre and beyond. Manchester Airport is only a five-minute drive away, making this home an attractive prospect for those needing regular air travel access.



Families are well served by reputable local schools within close proximity. There are also a range of leisure and fitness facilities in the surrounding area, including David Lloyd and Total Fitness Health Clubs, and walkable green spaces such as Styal Country Park for outdoor pursuits. Healthcare needs are conveniently met with several GP practices and Wythenshawe Hospital just a short drive away.



With an EPC energy rating of C and no onward chain, this superbly located and well-maintained property is set at an asking price of £339,995. Ideal for families, professionals or investors, early viewing is highly recommended to fully appreciate the charm and potential of this wonderful home.

#### **Ground Floor**

##### **Entrance Hall**

##### **Lounge / Diner**

11' (3m 35cm) 10" x 20' (6m 9cm)

##### **Kitchen**

7' (2m 13cm) 6" x 9' (2m 74cm) 7"

#### **First Floor**

##### **Bedroom One**

10' (3m 4cm) 11" x 6' (1m 82cm) 2"

##### **Bedroom Two**

11' (3m 35cm) 10" x 8' (2m 43cm) 9"

##### **Bedroom Three**

8' (2m 43cm) 9" x 7' (2m 13cm) 6"

##### **Family Bathroom**

##### **Outside**

##### **Disclaimer**



Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves





