



Blackcarr Road, Manchester, M23

Asking Price

£300,000

Large Three Bed End Terrace Family Home

Secluded Rear Garden with Hot Tub and Outside Storage Shed.

Ready to Move Into Condition

Five Minutes to Wythenshawe Hospital

Great Commuter Links to M56/M60 Motorways

Off Road Parking for Several Vehicles

UPVC and GCH Throughout

Superb Location within Walking Distance to Tram Stop

Close by to Local Shops and Schools

Ten Minutes to Manchester Airport

This large three bed end terrace family home on Blackcarr Road offers the kind of space, comfort and convenience that makes everyday life feel that little bit easier. Beautifully presented and ready to move into, it is a home that will immediately appeal to a buyer looking for somewhere practical, welcoming and well cared for, with plenty of room to relax, work and entertain.



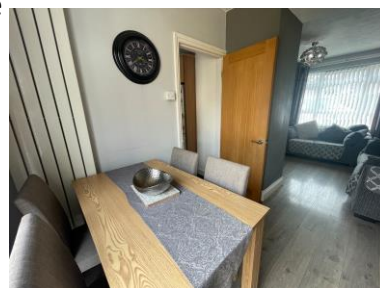
Inside, the property benefits from two reception rooms, giving you the flexibility to create a cosy lounge, elegant dining space, playroom or home office to suit your lifestyle. The overall feel is bright and homely, while the UPVC windows and gas central heating throughout add comfort and peace of mind. With three bedrooms and a family bathroom, this is a home that works equally well for growing families, professional couples or anyone wanting extra space without the need for immediate work.



One of the standout features is the outdoor space. The secluded rear garden offers a wonderful private setting to unwind at the end of the day, with the added luxury of a hot tub creating a lovely spot for quiet evenings or catching up with friends. There is also an outside storage shed, ideal for keeping garden furniture, bikes or household items neatly tucked away. To the front, off road parking for several vehicles is a real advantage and adds to the home's practicality.



The location is another major reason to buy. The property is in a superb position within walking distance to the tram stop, making travel into Manchester and surrounding areas simple and convenient. Wythenshawe Hospital is only five minutes away, and the property is also close by to local shops and schools, making day to day living straightforward. For those who commute, there are great links to the M56 and M60 motorways, while Manchester Airport is also genuinely convenient from this address.



Locally, you are within easy reach of supermarkets, schools, leisure facilities and healthcare services, with good public transport connections including tram and rail links nearby. This makes the area especially appealing for buyers who want excellent everyday convenience alongside strong commuter access.



If you are looking for a home that combines generous living space, a private garden retreat, excellent parking and a well-connected setting, this property is easy to fall for. It offers the comfort of a ready to move into home with the practicality and location that support a busy modern lifestyle, making it a smart and attractive purchase.



Ground Floor

Entrance Hall

Bright hallway with vinyl tiles to floor, modern upright radiator, under stairs cloaks and storage.

Living Room

13' (3m 96cm) 11" x 9' (2m 74cm) 3"

Sumptuous living room with wood laminate to floor, feature coal effect electric fire with marble hearth and wood surround, radiator, UPVC double glazed window to the front aspect, ample space for lounge furniture.

Dining Room

6' (1m 82cm) 10" x 8' (2m 43cm) 2"

With wood laminate to floor, modern upright radiator, UPVC double glazed patio doors leading into the rear garden, ample space for dining table and chairs.



Kitchen

12' (3m 65cm) 5" x 8' (2m 43cm) 2"

Fully fitted kitchen with ample base and eye level units with complimentary work surface over and tiled splash backs, integrated dishwasher, Bosch electric hob and oven with extractor hood over, space and plumbing for white goods including recess for fridge freezer, ceiling down lights, UPVC double glazed window to the rear aspect and UPVC double glazed door to the side. Combi boiler set in unit.



First Floor

Bedroom One

10' (3m 4cm) 10" x 12' (3m 65cm) 10"

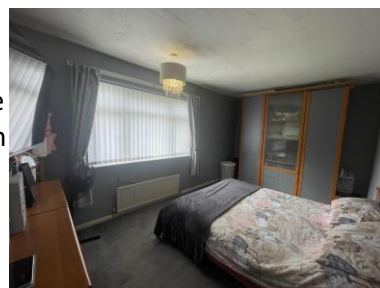
First double bedroom with carpet to floor, radiator, UPVC double glazed window to the front aspect, ample space for double bed and free standing furniture.



Bedroom Two

7' (2m 13cm) 4" x 16' (4m 87cm) 11"

Second double bedroom with wood laminate to floor, radiator, UPVC double glazed window to the rear aspect, ample space for double bed and free standing furniture.



Bedroom Three

7' (2m 13cm) 4" x 9' (2m 74cm) 5"

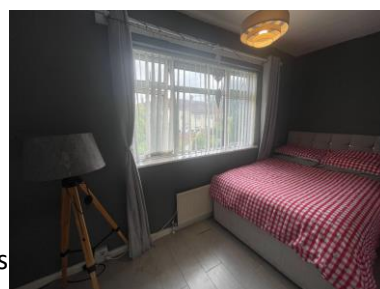
Third bedroom with carpet to floor, radiator, UPVC double glazed window to the front aspect, ample space for single bed and free standing furniture, ceiling down lights.



Bathroom

7' (2m 13cm) 10" x 8' (2m 43cm) 6"

Bespoke bathroom suite with panel bath with electric shower over and glass shower screen, hand wash basin set in a vanity unit, part tiled walls, UPVC double glazed window to the rear aspect.



Separate WC

With wood laminate to floor, low level WC, UPVC double glazed window.

Outside

The front garden has a decoratively paved driveway for off road parking for several vehicles bordered by mature hedgerow and wood panel fencing. The rear garden is lawn to one side, raised area to the rear, decked area complete with hot tub and heat pump, storage shed, bordered by wood panel fencing.

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

