



REDPATH LEACH

ESTATE AGENTS



FEATURES

- Three Bed Detached Property
- Quiet Cul-De-Sac Location
- Superb Links to Motorway Network
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Two Bath/Shower Rooms
- Generous Corner Plot with Garage

MOORTOP CLOSE,
BLACKLEY

O/O £310,000



Moortop Close, Blackley



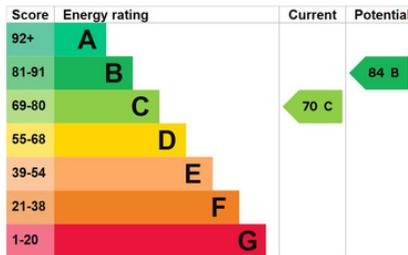
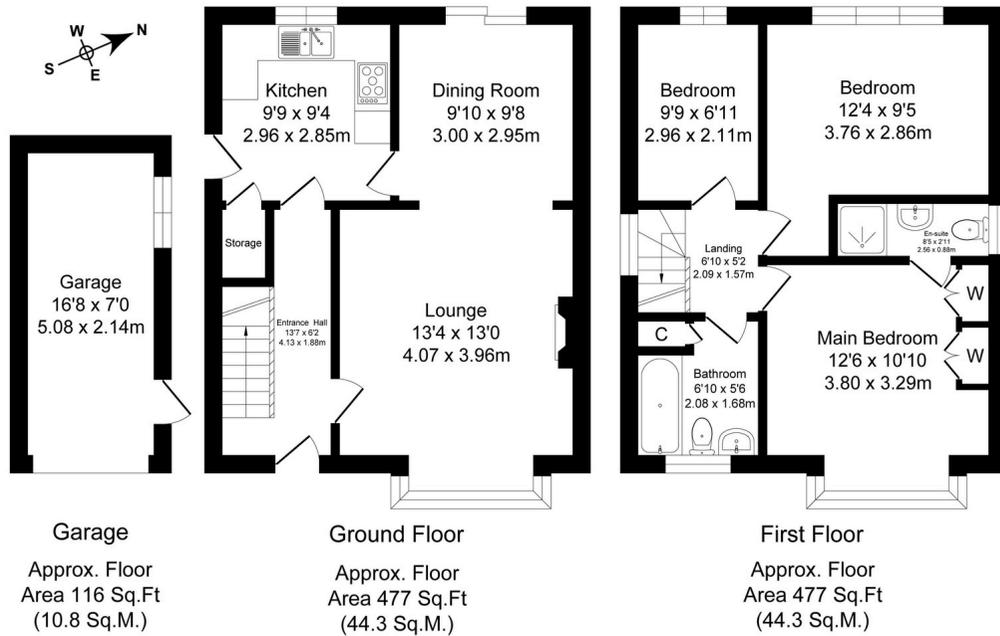
Moortop Close, Blackley



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Total Approx. Floor Area 1070 Sq.ft. (99.4 Sq.M.)

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Discreetly positioned within this quiet residential cul-de-sac and benefitting from a superb corner plot, this three bed detached home has much to offer, particularly to those seeking a home in which to raise their little ones.

The property is located within a popular modern development in the Higher Blackley district of north Manchester, being circa five miles from the major commercial hub that is the city centre, therefore being ideal for those with a commute to consider. Furthermore, the motorway network is accessible within just a short drive, with connections to the M60, M62 and M66, which will be ideal for those who wish to travel further afield. Within the immediate locality, one can benefit from a host of local shops and amenities, whilst the youngest members of the family are well catered for with well-regarded schools within walking distance. North Manchester General Hospital and picturesque Heaton Park are also strong draws to the area, with the latter spanning over 600 acres and being an ideal spot in which to relax away the stresses of the day with an evening stroll with the dogs.

The accommodation itself extends to circa 1,070 square feet in total, entering via the entrance hallway with its spindled staircase to the first floor, before proceeding through into the 13' lounge. This comfortable space feels warm and inviting, aided in no small part by the feature fireplace with its inset coal-effect electric fire, being perfectly conducive to a cosy evening snuggled up with a film and a takeaway, whilst the feature bay window to the front elevation affords a great deal of natural light. The open layout into the dining room affords a pleasing flow which works very well for modern day living, as well as providing a sociable environment when one has the urge to entertain, with a seamless transfer from the dinner table to the comfort of the lounge, or perhaps one's guests may wish to step out into the garden via the patio doors for an after-dinner cocktail or two in those warm summer evenings.

The off-lying kitchen is beautifully appointed, light and bright, having been replaced in recent years and now fitted with a sleek range of high-gloss wall and base units in white, with contrasting slate-effect, solid compact laminate work surfaces, whilst there is an integrated high-level double electric oven, four ring gas hob with overhead extractor canopy, microwave and dishwasher.

If one ventures up to the first floor, the landing provides access to the three good-sized bedrooms, all of which will accommodate a double bed. Aside from benefitting from fitted wardrobes, the 12' primary bedroom boasts another lovely bay window to mirror the lounge, as well as a private three-piece en-suite shower room. The remainder of the family are suitably catered for by the main bathroom, which is partially tiled and fitted with a three-piece suite in white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower.

Additional highlights include solar panels, which benefit from a feed-in tariff which will be fully transferrable to a new owner, and a recently upgraded gas combination boiler.

Externally, the generous plot provides a pleasing feeling of openness, with its attractive woodland rear aspect affording a great deal of privacy which one would not usually associate with a modern development. The front garden is relatively low maintenance, with well stocked mature planting, whilst the rear garden is enclosed by durable composite fencing and extends around to the side and is mainly laid to lawn, giving ample opportunity for the little ones to burn off their energy with a few games of football. The flagged patio offers plenty of space for one's colourful pots and planters or perhaps a dining set on which to enjoy a couple of glasses of wine of an evening, enjoying the last of the summer sun afforded by the westerly aspect. Off-road parking facilities are provided on the driveway, which also gives access to the single garage.



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