

Ascend

Built on higher standards



23 Clarendon Crescent Manchester M30 9AU

- Detached house
- 5 reception rooms
- Two large driveways
- 3 bathrooms
- Large summer house with electric
- Substantial Plot
- 3 double bedrooms
- Converted basement with bedroom and living area
- Suntrap garden
- Huge 2 storey entertaining space to the rear of the property

Offers In The
Region Of
£670,000



This beautiful, 18th century, 3 bed home has everything you could wish for. With 5 reception rooms, lengthy gardens & a summer house, it is oozing with quirkiness, offers plenty of space and is great for entertaining.

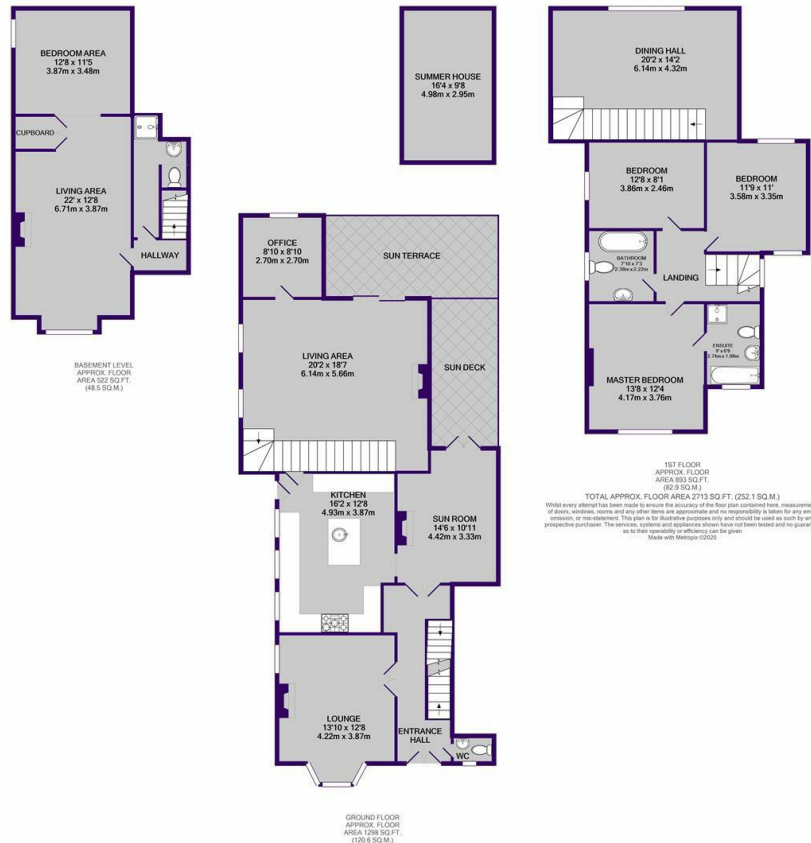
Step inside (from your private driveway of choice) & the fun begins. Entering from the front, you're welcomed to the hallway & main staircase, along with the living room on the left. These rooms boast high ceilings & wooden flooring. In the centre of the house is the kitchen; a fantastic space with plenty of storage & an island. There's also a relaxing sunroom, and second living room with a porcelain floor & grand staircase. Head up these stairs & you're in for a treat. Private dining room did you say? This mezzanine level creates an amazing restaurant vibe, so if you're thinking of hosting Come Dine With Me with your friends, you'll probably bag some extra points for entertainment!

Accessed via the main stairwell, you'll find 3 spacious bedrooms. All double in size, carpeted with plenty of natural light & stunning views of the outside of the gardens. The master has it's own en-suite with a bath & walk-in shower, whilst the 2 other rooms share the main bathroom. There's also a downstairs WC for convenience.

Head to the basement, & you'll find the ideal space for chilling. This den is brilliant for unwinding or makes a great living space for guests visiting as they'll have their own double bedroom, bathroom & living room.

Outside, the gift keeps on giving. The rear garden has a raised decking, sun terrace & spacious patio. The perfect spots for plants, seating & all-round awesome hosting. There's a large insulated summer house with electricity too! The back garden has a large lawn, & lane-style driveway for multiple cars. To the front of the property you'll also find a long patio driveway privatised with trees & a front gate.

This beautiful home retains its periodic character from the 1790s, yet provides the ultimate house for a modern day family.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, items and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Metropac 02021

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
57	79
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
47	73
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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