



**102 BLACKCARR ROAD, M23 1PN**  
**£1,650 PER CALENDAR MONTH**

4 1 2



## DESCRIPTION

A SUBSTANTIAL FOUR BEDROOM DETACHED RESIDENCE WITH OVER 1500-SQFT OF LIVING SPACE ARRANGED OVER TWO FLOORS, AMPLE OFF ROAD PARKING, SINGLE GARAGE AND A SIZEABLE REAR GARDEN.

This spacious family home occupies a large garden plot and benefits from an open plan living/dining kitchen, downstairs WC, study, FOUR generous bedrooms, bathroom, separate WC. Viewings are highly recommended in order to appreciate all this property has to offer.

In addition to providing ample living space the property forms part of a superb location within easy reach of fantastic transport links including the Metrolink which is walkable in around 10 minutes. Major amenities are also nearby including Manchester International Airport and Wythenshawe Hospital.

Unfurnished.

Sorry no smokers or pets.

£100 holding deposit is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

## KEY FEATURES

- Spacious four bedroom detached
- Newly fitted carpets
- Ample off road parking
- Close to major amenities including Manchester Airport
- Recently decorated throughout
- Large rear garden
- Close to the Metrolink network
- Unfurnished







## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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