



Town & Country

Mancroft Road, Aley Green
Guide Price £425,000



Mancroft Road

Aley Green

- Rarely Available Three Bed Semi Detached Family Home
- Extended To Rear - 1100+ Square Feet
- Entrance Hallway Leading To Lounge + Kitchen
- Separate Dining Room
- Fitted Kitchen with Conservatory
- Ground Floor W.C
- Family Bathroom On Upper Floor
- Large South Facing Rear Garden
- Driveway and Garage
- Set Back from the Road Location

Council Tax band: D

Tenure: Freehold



Mancroft Road

Aley Green

This rarely available three bedroom semi detached family home offers an exceptional opportunity for those seeking spacious and versatile accommodation in a highly desirable location.

Extended to the rear and providing over 1,100 square feet of thoughtfully arranged living space, the property is set back from the road and benefits from a garage with a further parking space in front, ensuring ample parking and convenience for modern family living. Upon entering the home, you are welcomed by a bright entrance hallway which leads directly into a well-proportioned lounge, ideal for relaxing or entertaining guests. The separate dining room provides a dedicated space for family meals and special occasions, while the fitted kitchen is complemented by an adjoining conservatory, offering additional versatility as a breakfast area or informal sitting room. A ground floor WC adds further practicality for busy households.

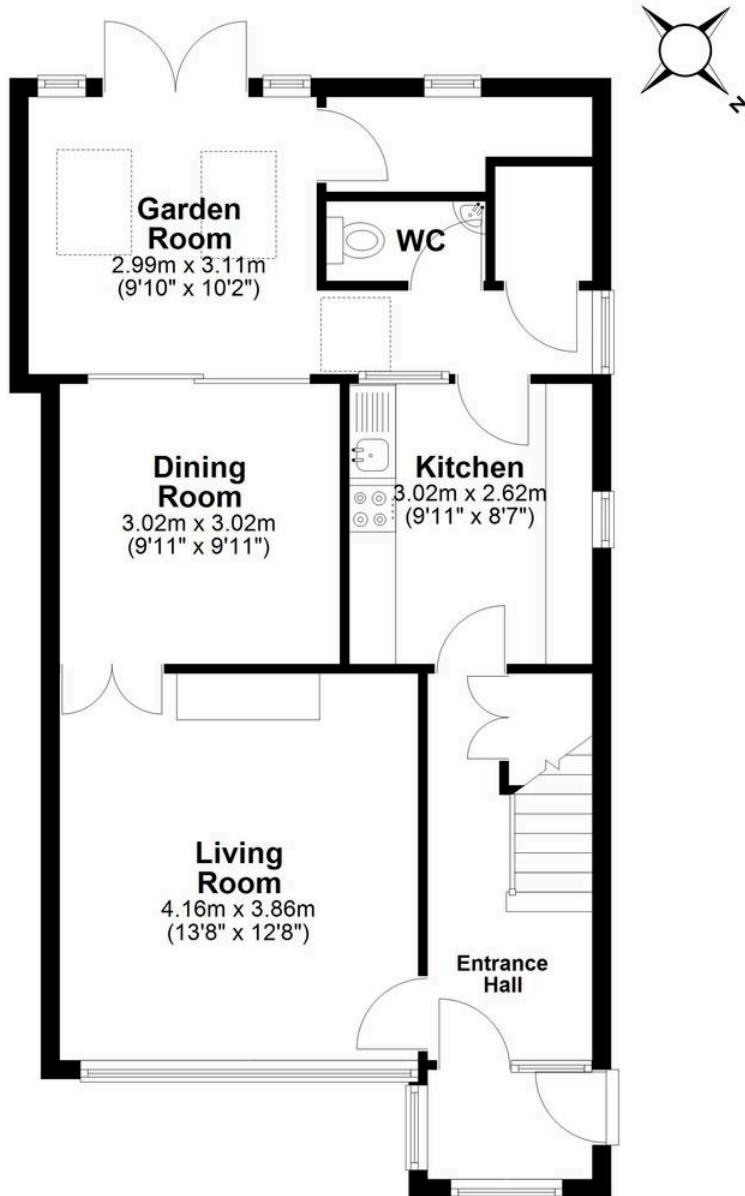
Upstairs, the property features three bedrooms, each providing comfortable accommodation and ample storage options, alongside a family bathroom. Throughout the home, an abundance of natural light creates a warm and inviting atmosphere, with the flexible layout ideally suited to both growing families and those seeking extra space for home working or hobbies. The property's location, set back from the road, ensures a peaceful setting while remaining within easy reach of local amenities, reputable schools, and excellent transport links.

With its extended living space, practical layout, and sought after position, this three bedroom semi detached property represents an outstanding opportunity to acquire a comfortable and adaptable family residence. Early viewing is highly recommended to fully appreciate the generous proportions and quality of accommodation on offer.



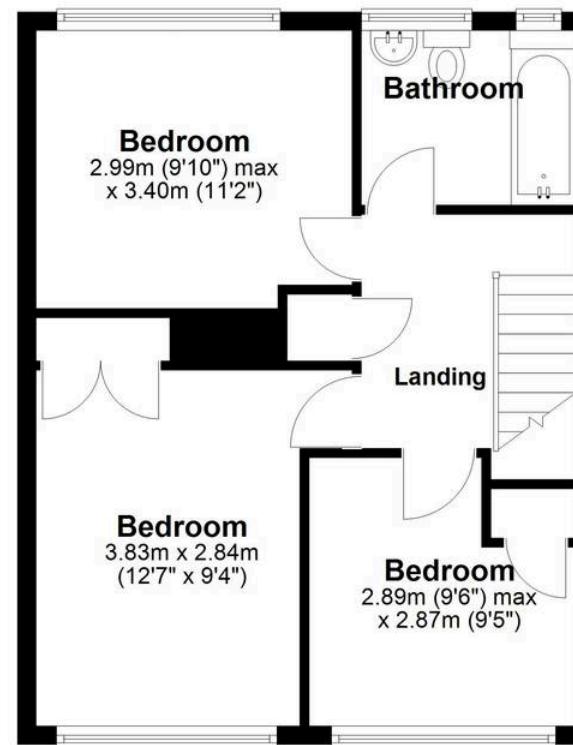
Ground Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 106.2 sq. metres (1143.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO