



14 Keswick Avenue, Manchester, M34 3QD

£300,000

In a word, WOW! What a truly beautiful property. The current owners have created a space that just works. Whatever your family dynamic, you'll be more than comfortable here.

The highly desirable open plan living space is the jewel in this homes crown, the real heart of the home. The perfect entertaining place, what a party you could have in this kitchen!

For more day to day living, family dinners and homework can all happen here, whilst retaining a cosy stylish lounge for family movie nights.

There is a utility room plus a downstairs shower room, perfect for the family dynamic.

Upstairs are three double bedrooms and a 'Boutique' feel family bathroom.

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Entrance

Stairs rising to the first floor, tiled flooring.

Lounge

Window to the front elevation, herringbone flooring.

Open Plan Living Space

Truly the heart of this home. With herringbone flooring, bi-fold doors and super stylish decor. The kitchen is fitted with a range of floor and wall mounted units with coordinating Quartz work surfaces and matching island. Integrated appliances include double electric oven and hob with extractor fan above, resin sink with Quooker tap, fridge and freezer, wine fridge and dishwasher.

Utility Room

Plumbing for washing machine, space for tumble dryer.

Downstairs Shower Room

Double walk in shower with glass screen, low level W.C and hand wash basin, tiled walls and floor, heated towel rail.

Stairs & Landing

Window to the side elevation. Doors to all rooms.

Bedroom One

Window to the front elevation, fitted wardrobes.

Bedroom Two

Window to the rear elevation, built in wardrobes.

Bedroom Three

Two windows to the front elevation.

Family Bathroom

Opaque window to the rear elevation. Suite comprising of a roll top bath with waterfall shower above, low level W.C, and hand wash basin. Part tiled walls and floor.

Externally

The front of this home offers such great kerb appeal, and what you get when you go inside is even better than promised. The resin driveway has space for a couple of cars, and there is the really handy storage space. This has light, power & water. This also houses the gas central heating boiler.

Around to the rear is lovely enclosed garden. With low maintenance artificial lawn, there is also light and external power points. A fabulous haven for the summer months for the kids to play, or to sit with a cool drink in the summer.

Additional Information

Tenure: Leasehold - The ground rent is £6 per year and is a 990 year term starting in Sept 1935

EPC Rating: D

Council Tax Band: B



