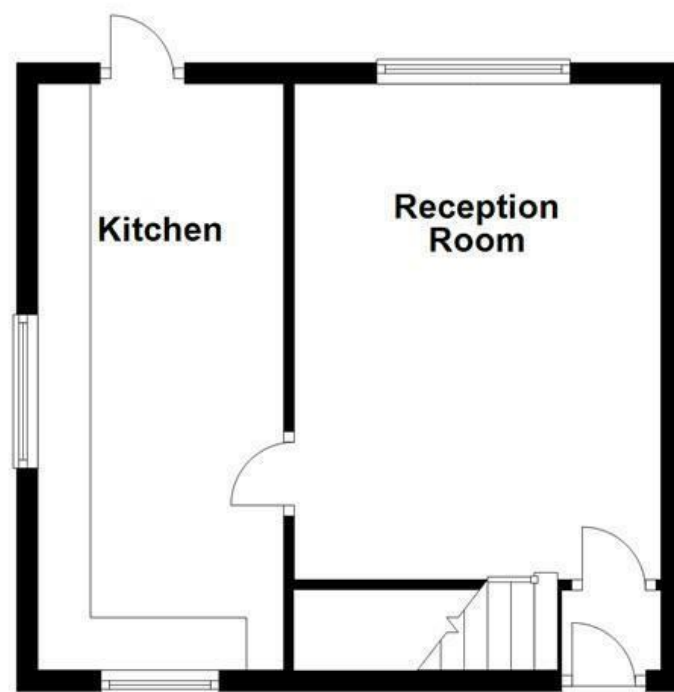


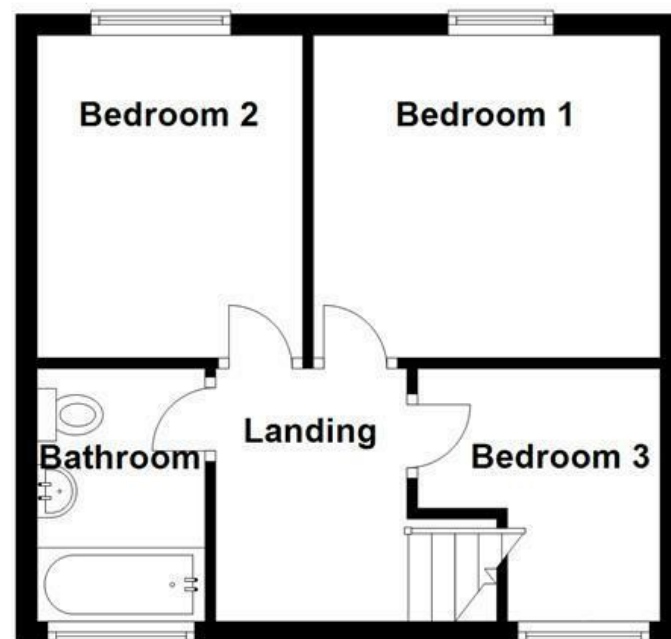
Ground Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Torrington Avenue, Manchester, M9 7EB

£995

BRIGHT AND SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME

This three-bedroom semi detached property is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded school and major commuter routes. This property is ideally suited to a small family looking for their long term home.

Comprising briefly to the ground floor; entrance through the hall way into the reception room which has a door into the kitchen which has a door to the rear of the property. To the first floor is a landing to three bedroom and a bathroom. Externally, to the rear is an enclosed paved yard with bedding areas. To the front is a driveway for numerous vehicles and a laid to lawn garden area with mature shrubbery.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Torrington Avenue, Manchester, M9 7EB

£995



- Tenure Freehold
- Council Tax Band A
- EPC Rating D
- Driveway For Numerous Vehicles
- Three Bedroom Semi Detached Property
- Three Piece Bathroom Suite
- Fitted Kitchen
- Ideal Home For a Small Family
- Close Proximity To Amenities
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Via a UPVC double glazed door into hall.

Hall

3'11 x 3'5 (1.19m x 1.04m)

Central heating radiator, stairs to first floor, door to reception room and laminate floor.

Reception Room

11'5 x 15'5 (3.48m x 4.70m)

UPVC double glazed window, central heating radiator, laminate floor and door into kitchen.

Kitchen

18'5 x 7'3 (5.61m x 2.21m)

Two UPVC double glazed windows, UPVC double glazed door to rear, range of wall and base units, laminate work top, four ring gas hob, composite sink and drainer with mixer tap, part tiled elevation, spotlights and tiled floor.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom Three

8'5 x 7'2 (2.57m x 2.18m)

UPVC double glazed window, central heating radiator, fitted bed frame and laminate floor.

Bedroom One

11'4 x 10'8 (3.45m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobe and laminate floor.

Bedroom Two

12'1 x 7'10 (3.68m x 2.39m)

UPVC double glazed window, central heating radiator, fitted wardrobe and laminate floor.

Bathroom

5'4 x 4'10 (1.63m x 1.47m)

UPVC double glazed frosted window, Central heating towel rail, panel bath, direct feed shower with mixer tap, vanity top wash basin, dual flush WC, fully tiled elevation and tiled floor.

External

Front

Driveway for numerous vehicles.

Rear

Paved patio and bedding areas.



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