



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			75
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

## Ellbourne Road, Manchester, M9 8EU

### £425,000

AN ENVIABLE DETACHED FAMILY HOME

Having been presented and updated to the highest standard throughout with spacious rooms, modern fixtures and an impressive wraparound ground floor extension, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Manchester on a quiet cul de sac. Located on an impressive plot with a fantastic open plan kitchen living space, integral garage, two bathrooms and beautiful low maintenance gardens, this property is the perfect family home truly not to be missed! Situated conveniently close to bus and tram routes, local schools and amenities, a stones throw away from Heaton park and the M60 motorway, as well as network links to Salford, Middleton and Manchester City centre. With a fantastic extension to create a wonderful separate annex space perfect for teenagers or older relatives if needed, this property has been fully renovated to create a spacious stylish home ready to move straight into!

The property comprises briefly; an entrance porch leads on to a welcoming entrance hall which guides you through to a spacious reception room, dining room, contemporary fitted kitchen, WC and staircase to the first floor. The dining room leads openly on to the kitchen and on to a second living area. The kitchen guides you through to a utility room which leads on to the garage. The second living area provides access on to a double bedroom and shower room. The first floor comprises of doors on to three generously sized bedrooms and a modern three-piece family bathroom. Externally there is a low maintenance garden with Indian stone paving, bedding and artificial lawn to the rear and garden to the front with off road parking and access to the garage.

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



# Ellbourne Road, Manchester, M9 8EU

£425,000



- Impressive Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Integral Garage
- EPC Rating D
- Four Bedrooms
- Open Plan Living
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Porch

7'6 x 2'4 (2.29m x 0.71m )

UPVC double glazed sliding front door, feature wall light, tiled effect lino flooring and hardwood single glazed frosted door to hall.

### Hall

15'4 x 7'6 (4.67m x 2.29m )

Hardwood single glazed frosted leaded stained glass window, central heating radiator, coving to ceiling, understairs storage, engineered oak flooring, oak single glazed doors to reception room one, dining room, kitchen, oak door to WC and stairs to first floor.

### WC

6'9 x 2'8 (2.06m x 0.81m)

Dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

### Reception Room One

13'10 x 10'9 (4.22m x 3.28m)

UPVC double glazed box bay window, central heating radiator, coving to ceiling and television point.

### Dining Room

16'10 x 10'10 (5.13m x 3.30m)

Two central heating radiators, coving to ceiling, engineered oak flooring, open to kitchen and oak door to reception room two.

### Kitchen

16'3 x 12'5 (4.95m x 3.78m )

UPVC double glazed window, central heating radiator, range of wall and base units, granite worktops, composite one and a half bowl sink and drainer with high spout mixer tap, integrated high rise electric Indesit double oven, four ring gas hob and extractor hood, space for American fridge freezer, integrated dishwasher, spotlights, engineered oak flooring, door to utility and UPVC double glazed French doors to rear.

### Utility

8'3 x 7'9 (2.51m x 2.36m)

Plumbing for washing machine and dryer, Worcester boiler, fitted storage, engineered oak flooring and door to garage.

### Reception Room Two

18'2 x 9'5 (5.54m x 2.87m)

Central heating radiator, spotlights, smoke detector, television point, oak doors leading to bedroom four, shower room and UPVC double glazed French doors to rear.

### Bedroom Four

9'4 x 9'4 (2.84m x 2.84m )

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Shower Room

5'11 x 5'11 (1.80m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

## First Floor

### Landing

7'10 x 6'11 (2.39m x 2.11m)

UPVC double glazed frosted window, coving to ceiling, loft access, smoke detector, oak doors to three bedrooms and bathroom.

### Bedroom One

13'2 x 10'3 (4.01m x 3.12m )

UPVC double glazed box bay window, central heating radiator and coving to ceiling.

### Bedroom Two

10'3 x 9 (3.12m x 2.74m)

UPVC double glazed window, central heating radiator, coving to ceiling and fitted wardrobes.

### Bedroom Three

7'10 x 6'9 (2.39m x 2.06m)

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

### Bathroom

8'1 x 7'10 (2.46m x 2.39m)

Two UPVC double glazed frosted windows, central heated towel rail, L-shaped panel bath with mixer tap, direct feed rainfall shower and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

### Exterior

#### Rear

Enclosed garden with artificial lawn, bedding areas, Indian stone paving, mature shrubbery and timber storage shed.

#### Front

Garden with stone chippings, mature shrubbery, driveway and access to integral garage.

### Garage

13'6 x 8'3 (4.11m x 2.51m )

Power, lighting, integrated storage and up and over garage door.



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