



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		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	73

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.

## Kerr Street, Manchester, M9 6PJ

### Offers Over £290,000

AN EXCEPTIONAL TRUE BUNGALOW

Offering an abundance of indoor and outdoor space, modern fixtures and fittings, stylish decoration, enviable gardens and double driveway, this exceptional detached true bungalow is being proudly welcomed to the market in the sought after location of Blackley within Manchester. With a fantastic kitchen extension, open plan living space and added conservatory, this property is the perfect home for any growing family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester City Centre, Salford, Stockport and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, study, three generously sized bedrooms and a family bathroom. The reception room can be converted into a home cinema as the window features a black-out blind projector screen. The reception room leads openly on to a contemporary fitted kitchen and the study. The kitchen boasts modern wall and base units and integrated appliances. The study leads through to a conservatory. The main bedroom benefits from access on to an en suite shower room. Externally, there is an enclosed garden with laid to lawn, paving and mature shrubs. To the front there is a garden with two driveways and access to a garage.

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

# Kerr Street, Manchester, M9 6PJ

## Offers Over £290,000



- Beautifully Presented Detached Bungalow
- Contemporary Fitted Dining Kitchen
- Two Driveways and Garage
- EPC Rating D
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band D

### Entrance Hall

20'11 x 11'6 (6.38m x 3.51m)

UPVC double glazed frosted front door, central heating radiator, spotlights, loft access, wood effect laminate flooring, doors leading to reception room, three bedrooms, bathroom, study and two storage cupboards.

### Reception Room

18'10 x 15'5 (5.74m x 4.70m )

UPVC double glazed window, central heating radiator, cornice coving, two ceiling roses, television point, wood effect laminate flooring, open access to kitchen and study.

### Study

10'7 x 7'0 (3.23m x 2.13m)

Central heating radiator, smoke detector, wood effect laminate flooring and UPVC double glazed door to conservatory.

### Conservatory

26'1 x 11'10 (7.95m x 3.61m)

UPVC double glazed windows, double glazed roof, panelled base units, plumbing for washing machine, stainless steel sink with mixer tap, tiled flooring and UPVC double glazed French doors to rear.

### Kitchen

17'0 x 12'11 (5.18m x 3.94m )

Two UPVC double glazed windows, range of panelled wall and base units, wooden worktops, tiled splashbacks, ceramic sink and drainer with mixer tap, integrated double oven with four ring electric hob and extractor hood, integrated fridge freezer and dishwasher, integrated table and seating, cornice coving, spotlights and tiled flooring with underfloor heating.

### Bedroom One

17'3 x 7'10 (5.26m x 2.39m )

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes, wood effect laminate flooring with underfloor heating and double doors to en suite.

### En Suite

7'10 x 7'7 (2.39m x 2.31m )

UPVC double glazed window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, double direct feed shower enclosed, fully tiled elevations, spotlights and wood effect laminate flooring with underfloor heating.

### Bedroom Two

12'4 x 9'5 (3.76m x 2.87m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

### Bedroom Three

7'8 x 6'1 (2.34m x 1.85m )

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

### Bathroom

8'6 x 6'11 (2.59m x 2.11m)

Three UPVC double glazed frosted windows, central heating radiator, panel bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, dual flush WC, fully tiled elevations spotlights, extractor fan and lino flooring.



Tel: 01617939622

www.keenans-estateagents.co.uk