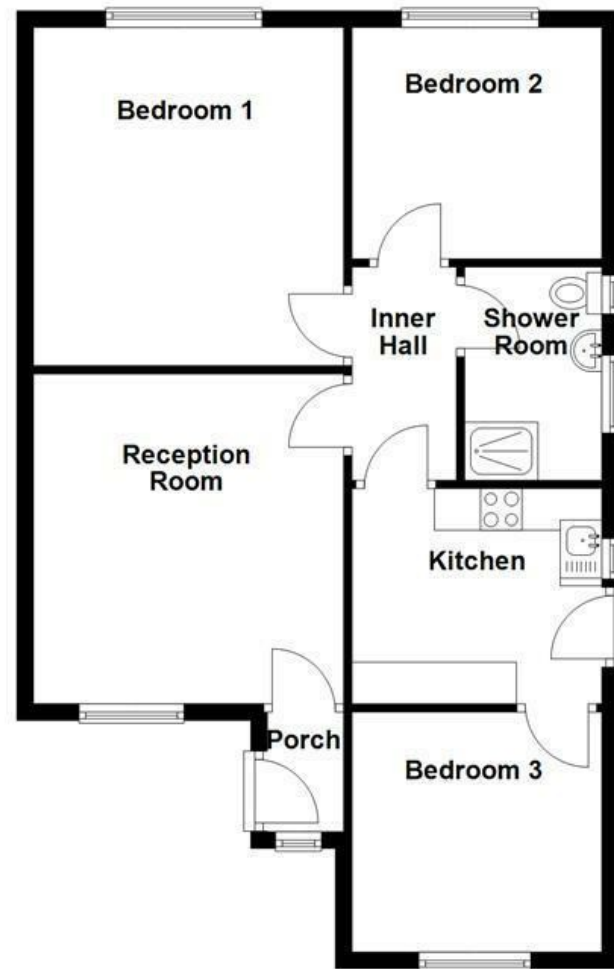


Ground Floor



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			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

Rishworth Drive, Manchester, M40 3PS

Offers Over £240,000

AN ENVIABLE TRUE BUNGALOW

Having been presented and maintained and beautifully throughout with neutral decoration, modern fixtures and fittings and fantastic garden space, this fantastic three bedroom true bungalow is being proudly welcomed to the market in the sought after location of Moston.. With ample off road parking, three double bedrooms and being a complete blank canvas, this property is the perfect home for any family or couple to put your own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Stockport and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious room. The reception room then guides you on to an inner hallway which leads on to two double bedrooms, shower room and contemporary fitted kitchen. The kitchen leads on to a third bedroom. Externally there is an enclosed garden to the rear with paving areas. To the front there is a stone chip garden with off road parking.

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

Rishworth Drive, Manchester, M40 3PS

Offers Over £240,000



- Tenure Freehold
- Off Road Parking For Numerous Vehicles
- Fitted Kitchen And Three Piece Shower Room
- Easy Access To Major Network Links
- Council Tax Band C
- Semi Detached Bungalow
- Ideal Home For A Small Family Or Couple Wishing To Downsize
- EPC Rating D
- Three Bedrooms
- Enclosed Rear Garden

Ground Floor

Entrance

UPVC door to porch.

Porch

4'8 x 3' (1.42m x 0.91m)

UPVC double glazed frosted window, PVC to ceiling and door to reception room.

Reception Room

13'3 x 12'3 (4.04m x 3.73m)

UPVC double glazed window, central heating radiator, television point, wood effect laminate flooring and door to inner hall.

Inner Hall

8'5 x 3'11 (2.57m x 1.19m)

Loft access, wood effect laminate flooring, doors to kitchen, bedroom one, bedroom two and shower room.

Kitchen

9'10 x 8'6 (3.00m x 2.59m)

UPVC double glazed window, range of grey wall and base units, wood effect surface, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob, extractor hood, integrated fridge freezer and washing machine, spotlights, PVC to ceiling, wood effect lino, door to bedroom three and UPVC double glazed frosted door to side.

Bedroom Three

9'10 x 9'6 (3.00m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom One

13'4 x 12'2 (4.06m x 3.71m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'10 x 9'2 (3.00m x 2.79m)

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

Shower Room

8'5 x 5'5 (2.57m x 1.65m)

Two UPVC double glazed frosted windows, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosure, tiled elevation, PVC to ceiling, spotlights and wood effect lino.

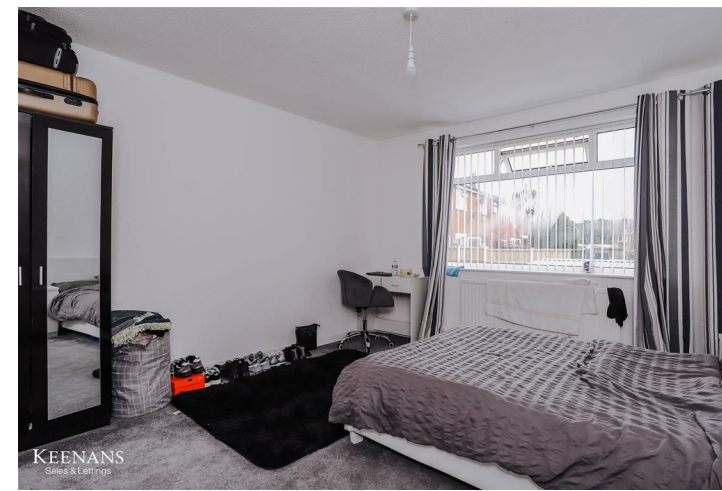
External

Rear

Enclosed rear garden with paving areas.

Front

Stone chip garden with off road parking.



Tel: 01617939622

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