



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		73	84
(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.

Kirtley Avenue, Monton, M30 9PU

Offers Over £260,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and stunning garden space, this outstanding three bedroom terraced property is being proudly welcomed to the market in the sought after location of Eccles. With off road parking, open plan kitchen diner and modern bathroom, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; an entrance porch leads on to a welcoming entrance hallway which provides access through to a spacious reception room, kitchen/dining area and houses a staircase to the first floor. The reception room leads on to a rear porch. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally, there is an enclosed laid to lawn garden to the rear with paved areas. To the front there is a gated driveway.

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

Kirtley Avenue, Monton, M30 9PU

Offers Over £260,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating C
- Off Road Parking With Driveway For One Vehicle
- End Terraced Property
- Three Bedrooms
- Contemporary Fitted Three Piece Bathroom Suite
- Ready To Move Into
- Viewing Essential
- Enclosed Ample Sized Rear Laid To Lawn Garden

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

5'3 x 4' (1.60m x 1.22m)

UPVC double glazed window, storage cupboard with space for dryer, tiled floor and UPVC double glazed frosted door to hall.

Hall

13'8 x 5'9 (4.17m x 1.75m)

Central heating radiator, smoke alarm, storage cupboard, wood effect laminate flooring, doors to reception room, open to kitchen and stairs to first floor.

Reception Room

15'8 x 12'5 (4.78m x 3.78m)

UPVC double glazed window, central heating radiator, coving, wood panel elevation, television point, wood effect laminate flooring and single glazed door to rear porch.

Rear Porch

5'10 x 5'7 (1.78m x 1.70m)

Two feature wall lights, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

13'7 x 9'5 (4.14m x 2.87m)

UPVC double glazed window, range of panelled wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine and wood effect laminate flooring.

First Floor

Landing

11'1 x 5'9 (3.38m x 1.75m)

Smoke alarm, loft access, storage cupboard, doors to three bedrooms and bathroom.

Bedroom One

14'7 x 9'7 (4.45m x 2.92m)

UPVC double glazed window, central heating radiator and wood panelled elevation.

Bedroom Two

11'8 x 9'7 (3.56m x 2.92m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

9'5 x 6'9 (2.87m x 2.06m)

UPVC double glazed window and central heating radiator.

Bathroom

8'7 x 5'4 (2.62m x 1.63m)

Two UPVC double glazed frosted windows, heated towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and direct feed rainfall shower with rinse head, tiled elevation and tiled floor.

External

Front

Gated off road parking.

Rear

Laid to lawn garden with paving and wood chip bedding areas.



Tel: 01617939622

www.keenans-estateagents.co.uk