

Elsma Road, Manchester, M40 1QG

Offers Over £250,000

SPACIOUS TERRACED HOME WITH MODERN DECOR

Situated on Elsma Road in Manchester, this spacious modern home offers a delightful blend of contemporary living and convenience. With its stylish decor and high quality appliances, this property is perfect for those seeking a comfortable and elegant lifestyle.

As you step inside, you will be greeted by an inviting atmosphere that showcases the modern design throughout. The generous living spaces are ideal for both relaxation and entertaining, providing ample room for family gatherings or quiet evenings at home. The well appointed kitchen, equipped with state of the art appliances, is a culinary enthusiast's dream, making meal preparation a pleasure.

One of the standout features of this home is its prime location. Situated close to local amenities, residents will enjoy easy access to shops, restaurants, and recreational facilities, ensuring that everything you need is just a stone's throw away. This combination of modern living and accessibility makes it an ideal choice for families, professionals, or anyone looking to enjoy the vibrant lifestyle that Manchester has to offer.

In summary, this property on Elsma Road is not just a house; it is a modern sanctuary that promises comfort, style, and convenience. Do not miss the opportunity to make this splendid home your own.

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 62 | 83 |
| (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.

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 3  1  1  D

- Tenure Leasehold
 - On Street Parking
 - Contemporary Fitted Kitchen
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Sought After Location
 - Viewing Essential
- EPC Rating D
 - Abundance Of Living Space
 - Ample Rear Garden Space

Ground Floor

Entrance
Composite double glazed door to hall.

Hall
11'7 x 3'6 (3.53m x 1.07m)
Central heating radiator, bi fold door to reception room and stairs to first floor.

Reception Room
23'9 x 12'2 (7.24m x 3.71m)
UPVC double glazed bay window, UPVC double glazed window, central heating radiator, inset gas fire, television point, LED spotlights, laminate flooring and door to kitchen.

Kitchen
14'4 x 9'3 (4.37m x 2.82m)
UPVC double glazed window, central heating radiator, range of wall and base units, under unit lighting, marble work tops, inset sink with draining ridges and mixer tap, double oven in a high rise unit, four ring induction hob, marble splash back, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, LED spotlights, laminate flooring, UPVC double glazed French doors to rear and stairs to lower ground floor to cellar.

Lower Ground Floor

Cellar
13'10 x 11'2 (4.22m x 3.40m)
UPVC double glazed window, central heating radiator and laminate flooring.

First Floor

Landing
15'9 x 4'9 (4.80m x 1.45m)
Doors to three bedrooms and shower room.

Bedroom One
14' x 11'9 (4.27m x 3.58m)
Two UPVC double glazed windows, central heating radiator, LED spotlights, fitted wardrobe and laminate flooring.

Bedroom Two
12' x 9'10 (3.66m x 3.00m)
UPVC double glazed window, central heating radiator, LED spotlights, laminate flooring and fitted wardrobe.


Bedroom Three
11'1 x 9'8 (3.38m x 2.95m)
UPVC double glazed window, central heating radiator, laminate flooring and fitted wardrobes.


Shower Room
6' x 5'10 (1.83m x 1.78m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevation, LED spotlights and tiled floor.


External


Rear
Enclosed decked yard.


Front
Enclosed paved courtyard.




















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