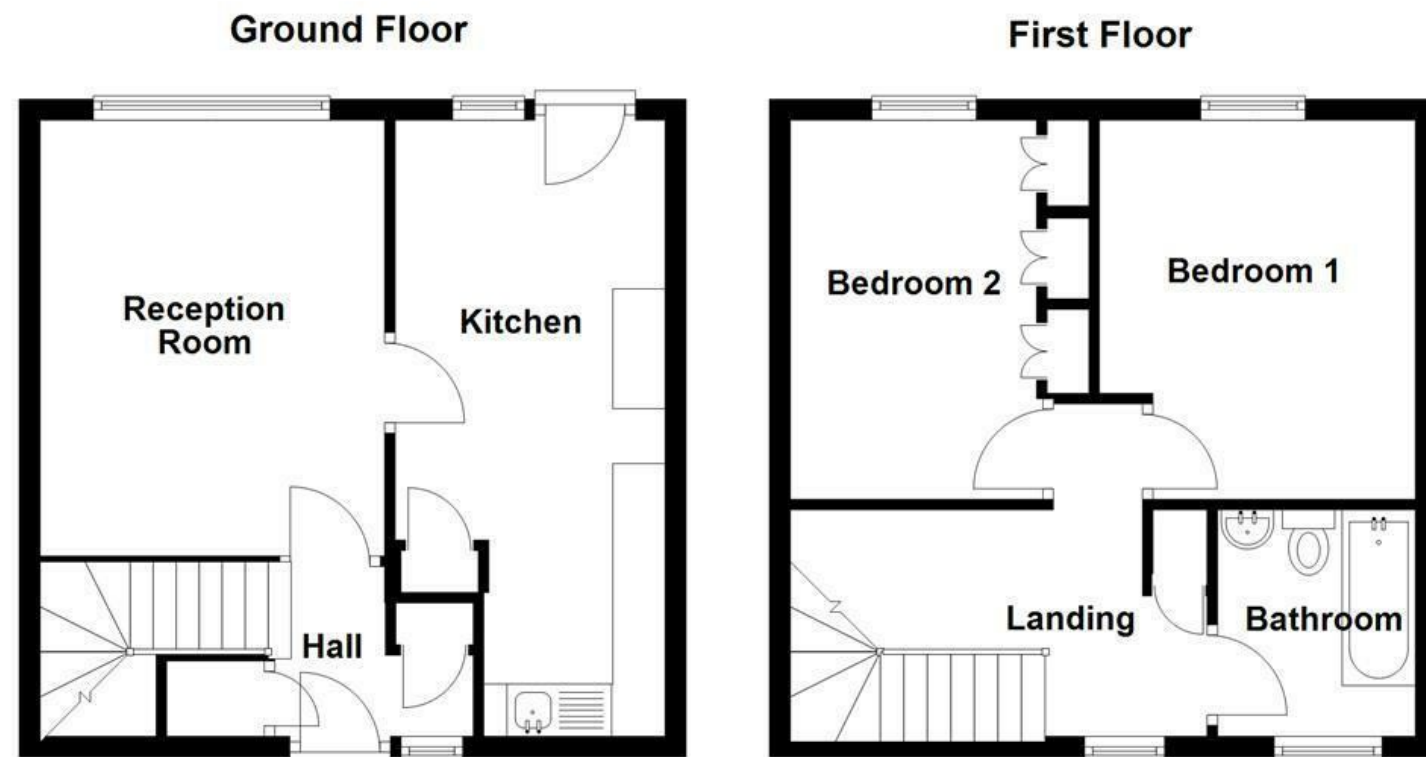




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Balsam Close, Manchester, M13 9UL

£270,000

SPACIOUS TERRACED HOME SITUATAED CLOSE TO CITY CENTRE

Welcome to this charming family home located on Balsam Close in Manchester! This well-kept house is perfect for a growing family looking for a cosy and convenient place to call home.

The property boasts easy access to local amenities and schooling, making it ideal for those who value convenience and accessibility. Additionally, its proximity to Manchester city centre ensures that you are never far from the vibrant city life and all it has to offer.

One of the highlights of this property is the private access shared parking to the rear, providing you with a secure and convenient parking solution right at your doorstep.

Don't miss out on the opportunity to own this lovely family home in a fantastic location. Contact us today to arrange a viewing and take the first step towards making this house your new home!

Balsam Close, Manchester, M13 9UL

£270,000

**2****1****1****C**

- Terraced Property
 - Spacious Reception Room
 - Shared Parking To Rear
 - EPC Rating: C
- Two Bedrooms
 - Three Piece Family Bathroom
 - Freehold
- Fitted Kitchen
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Hall

6'5 x 6'1 (1.96m x 1.85m)
UPVC entrance door, UPVC double glazed window, storage, laminate flooring, stairs to first floor and door to reception room.

Reception Room

14'10 x 10'10 (4.52m x 3.30m)
UPVC double glazed window, central heating radiator, TV point and laminate flooring.

Kitchen

19'4 x 8'6 (5.89m x 2.59m)
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, range of white wall and base units, laminate worktops, space for freestanding cooker, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, storage cupboard, laminate floor and UPVC door to rear.

First Floor

Landing

13'2 x 9'9 (4.01m x 2.97m)
UPVC double glazed window, central heating radiator and doors to two bedrooms and bathroom.

Bedroom One

12' x 9'9 (3.66m x 2.97m)
UPVC double glazed window and central heating radiator.

Bedroom Two

11'11 x 9'6 (3.63m x 2.90m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

6'7 x 6'2 (2.01m x 1.88m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, tiled elevation and tiled floor.

External

Front

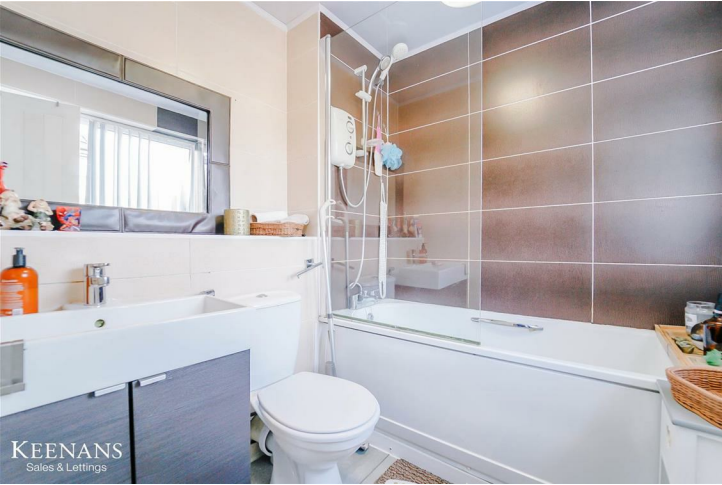
Paved courtyard.

Rear

Enclosed laid to lawn garden with paved patio.

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