

KEENANS

Sales & Lettings



Stanton Street, Manchester, M11 4PX

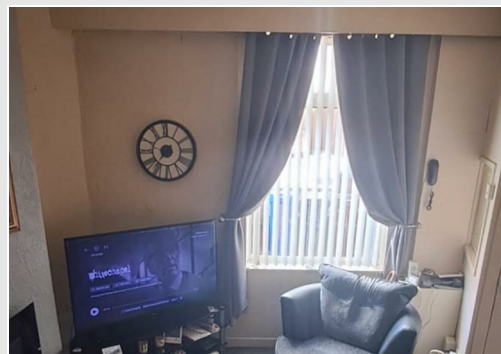
Auction Guide £100,000

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Ground Floor

Entrance

Hardwood glazed front door.

Vestibule

Door to reception room one.

Reception Room One

UPVC double glazed window, central heating radiator and door to reception room two.

Reception Room Two

UPVC double glazed window, central heating radiator, understairs storage, door to kitchen and stairs to first floor

Kitchen

UPVC double glazed window, central heating radiator, a range of wall and base units with laminate work tops, electric oven, four ring gas hob, extractor hood, stainless steel sink and drainer with traditional taps, tiled elevations, plumbing and space for washing machine, space for fridge freezer door to utility and vinyl flooring.

Utility Area

Utility cupboard, boiler cupboard, door to bathroom, harwood door to rear side and vinyl flooring.

Bathroom

UPVC frosted window, central heating radiator, panel bath with overhead electric feed shower, tiled elevations, pedestal wash basin, WC and vinyl flooring.

First Floor

Landing

Doors to two bedrooms.

Bedroom One

UPVC double glazed window and central heating radiator.

Bedroom Two

UPVC double glazed window and central heating radiator.

External

Front

Paved front garden and on street parking.

Rear

Paved yard and gate leading to shared access.

Agents Notes

Council Tax Band A





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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