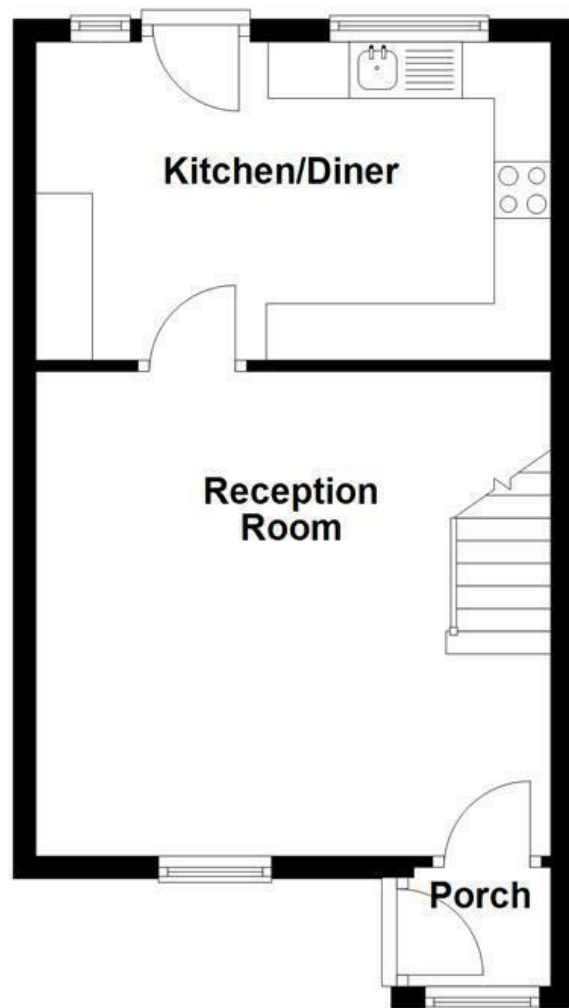
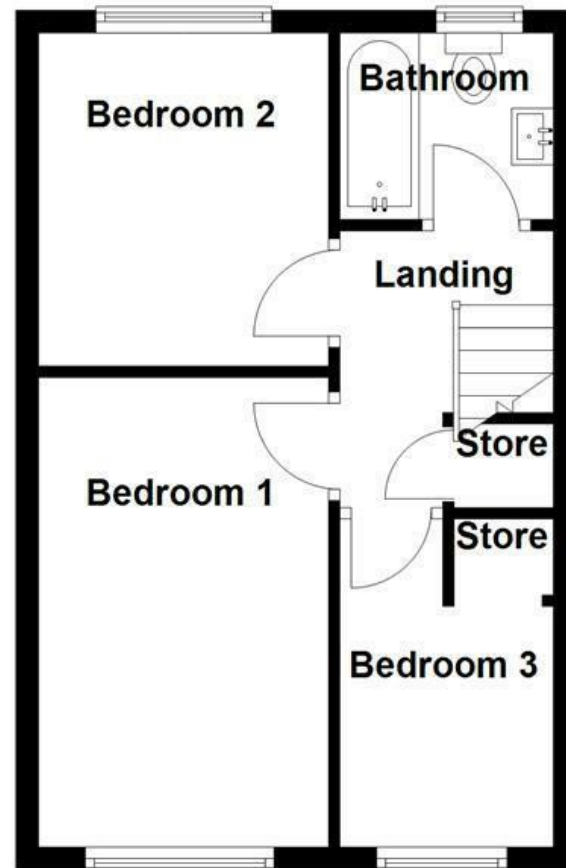


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Chessington Rise, Manchester, M27 8LB

£250,000

AN IDEAL FAMILY HOME

Nestled in the tranquil cul-de-sac of Chessington Rise, Swinton, this outstanding semi-detached family home is a true gem. Having been meticulously presented and updated to the highest standard, the property boasts immaculate interiors that are both stylish and inviting.

Upon entering, you will be greeted by a modern open-plan kitchen diner, perfect for family gatherings and entertaining guests. The kitchen is equipped with contemporary fixtures and fittings, ensuring both functionality and elegance. The home features three generously sized bedrooms, providing ample space for family living or guest accommodation. The modern bathroom is tastefully designed, offering a serene retreat for relaxation.

Outside, the property is complemented by a generously sized garden, ideal for children to play or for hosting summer barbecues. The double driveway adds convenience, providing ample parking space for multiple vehicles.

Situated within a sought-after estate, this home enjoys a convenient location with easy access to local bus routes, schools, and amenities. Additionally, it is well-connected to major motorway links, making commuting a breeze.

Chessington Rise, Manchester, M27 8LB

£250,000

 3  1  1  C

- An Immaculate Semi Detached Property
 - Modern Fixtures And Fittings
 - Off Road Parking
 - Tenure Freehold
- Three Bedrooms
 - Perfect Family Home
 - Council Tax Band C
- Sought After Location
 - Beautifully Presented
 - EPC Rating C

Ground Floor

Double driveway.

Entrance

UPVC double glazed leaded frosted door to the porch.

Porch

4 x 3'5 (1.22m x 1.04m)

UPVC double glazed window, wood effect laminate flooring, oak single glazed door to the reception room.

Reception Room

14'11 x 14'1 (4.55m x 4.29m)

UPVC double glazed window, central heating radiator, media wall with electric living flame fire, television point, wood effect laminate flooring, oak single glazed door to the kitchen diner, staircase to the first floor.

Kitchen Diner

14'11 x 9'3 (4.55m x 2.82m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, granite effect surface, composite sink and drainer with a high spout mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, breakfast bar, under unit lighting, Worcester boiler, vinyl flooring, UPVC double glazed door to the rear.

First Floor

Landing

8'7 x 6'2 (2.62m x 1.88m)

Loft access, smoke alarm, over stairs storage cupboard, oak doors to three bedrooms and bathroom.

Bedroom One

13'8 x 8'6 (4.17m x 2.59m)

UPVC double glazed window, central heating radiator.

Bedroom Two

10'1 x 8'6 (3.07m x 2.59m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'6 x 6'2 (2.90m x 1.88m)

UPVC double glazed window, central heating radiator, open over staircase storage cupboard.

Bathroom

6'2 x 5'5 (1.88m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, panelled bath with a direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, tiled elevations, PVC to the ceiling, extractor fan, tiled flooring.

External

Rear

Enclosed garden with artificial lawn, stone and slate chippings.

Front

Tel: 01617939622



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