



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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	

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Millers Brow Walk, Manchester, M9 8RA

£220,000

SPACIOUS AND MODERN FAMILY HOME

Welcome to this stunning family home located on Millers Brow Walk in the vibrant city of Manchester. This immaculate property boasts modern decor and appliances, offering a perfect blend of style and functionality for you and your loved ones.

As you step inside, you'll be greeted by a spacious interior that is ideal for a modern family lifestyle. The layout is thoughtfully designed to provide ample space for both relaxation and entertainment, ensuring that every family member can find their own corner to unwind.

Nestled on a private plot, this property offers a sense of tranquility and privacy, allowing you to escape the hustle and bustle of the city while still being conveniently located near local amenities. Whether you're looking to enjoy a peaceful evening in your own garden or take a short stroll to nearby shops and restaurants, this home offers the best of both worlds.

Don't miss the opportunity to make this modern family home your own and experience the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards creating unforgettable memories in this wonderful property.

Millers Brow Walk, Manchester, M9 8RA

£220,000



- Immaculate Townhouse Property
- Modern Fitted Kitchen
- Secure Parking for Two Vehicles
- EPC Rating B
- Three Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Two Bathrooms
- Low Maintenance Gardens to Front and Rear
- Council Tax Band B

Ground Floor

Entrance Hall

10'11 x 3'6 (3.33m x 1.07m)

UPVC double glazed frosted front door, central heating radiator, spotlights, tiled flooring, doors to WC, kitchen, reception room and stairs to first floor.

WC

6'2 x 3'0 (1.88m x 0.91m)

Dual flush WC, pedestal wash basin with traditional taps, tiled splashback, spotlights and tiled flooring.

Kitchen

10'10 x 5'4 (3.30m x 1.63m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate worktops and upstands, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, integrated fridge freezer and washing machine, spotlights and tiled flooring.

Reception Room

16'5 x 12'10 (5.00m x 3.91m)

Central heating radiator, spotlights, television point, door to understairs storage and UPVC double glazed French doors and windows to rear.

First Floor

Landing

12'4 x 6'11 (3.76m x 2.11m)

Central heating radiator, spotlights, doors to two bedrooms, bathroom and stairs to first floor.

Bedroom Two

11'5 x 10'2 (3.48m x 3.10m)

Two UPVC double glazed windows, two central heating radiators, spotlights and fitted wardrobe.

Bedroom Three

12'10 x 8'9 (3.91m x 2.67m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

Bathroom

6'10 x 5'7 (2.08m x 1.70m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, pedestal wash basin with traditional taps, tiled splashback, dual flush WC, part tiled elevations, spotlights and wood effect laminate flooring.

Second Floor

Landing

3'0 x 3'0 (0.91m x 0.91m)

Door to bedroom one.

Bedroom One

12'7 x 9'5 (3.84m x 2.87m)

Two Velux windows, central heating radiator, spotlights, fitted wardrobes, wood effect laminate flooring and door to en suite.

En Suite

9'7 x 7'6 (2.92m x 2.29m)

UPVC double glazed window, central heating radiator, pedestal wash basin with traditional taps, tiled splashback, electric feed shower enclosed, dual flush WC, fitted storage, part tiled elevations, spotlights and vinyl flooring.

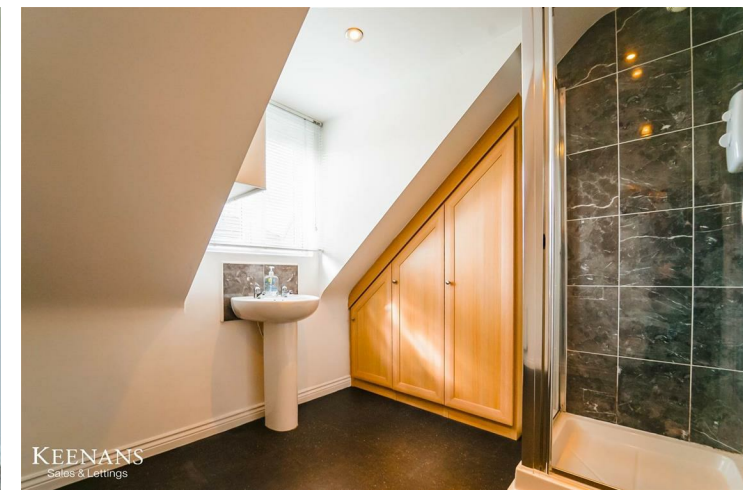
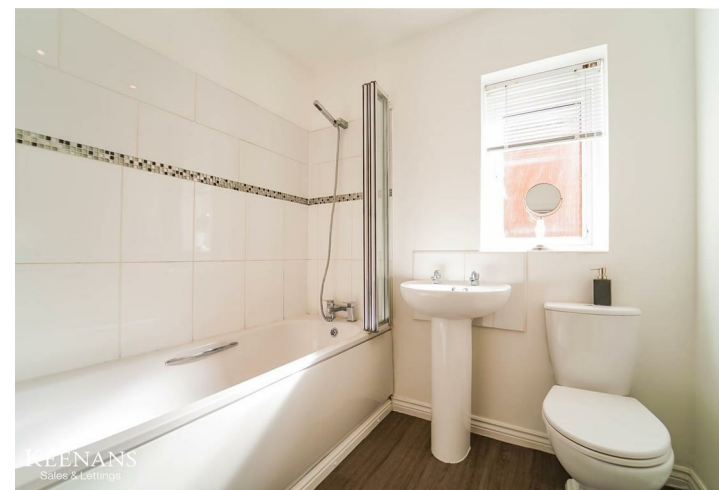
External

Rear

Enclosed garden with paving, artificial lawn, bedding area and gate to secure parking with two parking spaces.

Front

Gated entrance, paving, artificial lawn and bedding area.



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