

Approx Gross Floor Area = 1101 Sq. Feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Katherine Road |
Asking Price £360,000



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SALES & LETTINGS

Bedrooms 3

Bath 1

Reception 2

Off-road Parking

Area #1101.00sq. Feet#

Chain



- Modern Characteristics
- Sizable Bedrooms
- Large Basement
- Modern Bathroom

- Off-Road Parking
- Fantastic Loft Space
- Great Garden Space
- State-of-the-Arc Kitchen

Hibbert Homes are delighted to present to the market this exquisite three-bedroom semi-detached house, offering a perfect blend of classic charm and contemporary elegance. Located in a desirable neighborhood, this home is an epitome of modern living with a touch of sophistication.

As you enter, you are greeted by a spacious hallway. The first room on the right is an open dining space, adorned with large windows that fill the room with natural light, creating a warm and welcoming atmosphere. A comfortable living room, with stunning bi-fold doors further adding to the characteristic of inviting natural light into the property and acts excellently as an access point the garden is further found downstairs. A modernized kitchen, with sleek worktops and state-of-the-art appliances provides everything one would want from a kitchen.

This property boasts three well-appointed bedrooms, providing comfort and privacy, perfect for any family. The main bathroom for this property features stunning tiling and a large bath inclusive of a shower also.

The highlight of this home is the thoughtfully crafted loft conversion, featuring a modern air conditioning system and adding an overall extra layer of versatility to the property. This additional space can be utilized as a home office, as well as being a great space for a further sitting area or storage purposes.

The basement to this property includes a sump pump system and offers vast space, and has excellent potential to be possibly converted into a cinema room, utility room or any form of living area.

A beautiful garden provides a serene outdoor retreat, with a brilliant decking area and astro at the bottom, making this space perfect for social events all year round.

Every detail of this home has been meticulously designed to offer a perfect blend of functionality and aesthetics.

Please feel free to contact us on 0161 480 0099 enquiries@hibberthomes.com to book in for a viewing.

