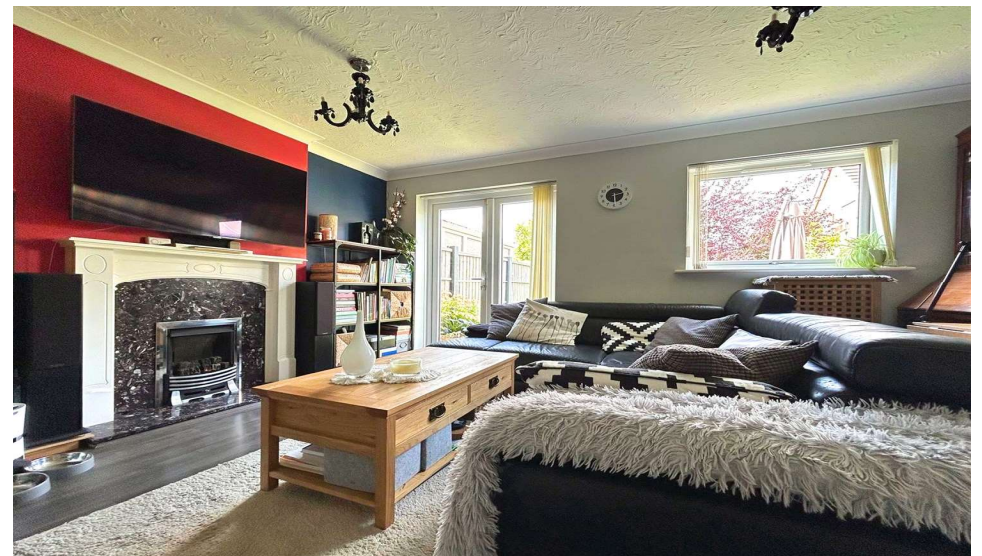
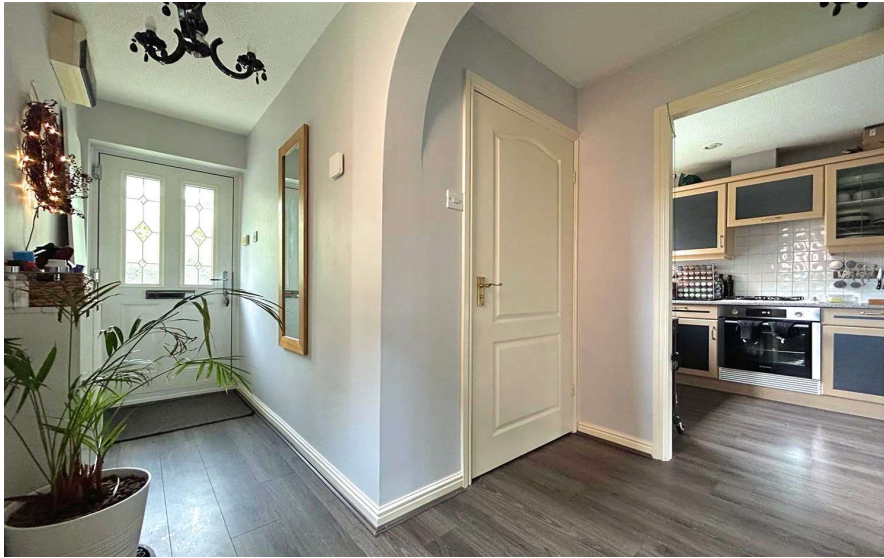




**GASCOIGNE
HALMAN**

Kerscott Road, Manchester
Asking Price £350,000

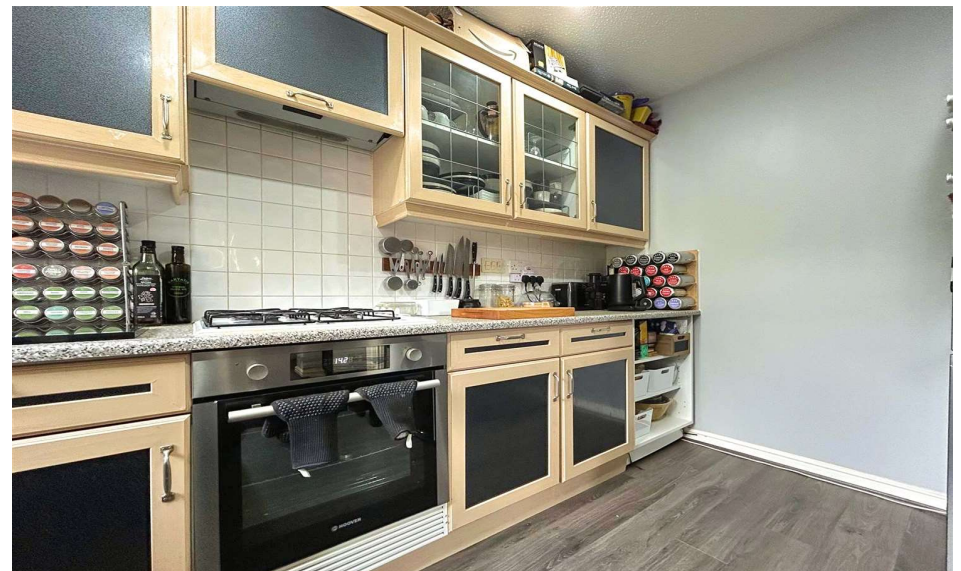
THE AREA'S LEADING ESTATE AGENCY



This modern semi-detached family residence is situated in a highly sought-after area, providing convenient access to the Metrolink, as well as being in close proximity to the motorway network and various amenities. The property features stylish accommodation throughout, showcasing a lovely living/dining room and kitchen, in addition to three bedrooms with master bedroom with ensuite. This remarkable home is sure to appeal to a diverse range of buyers.

Property details

- Beautifully Presented Modern Semi Detached Family Home
- Large Privately Enclosed Rear Garden With Extended Patio Area
- Conveniently Located for Metrolink, Motorway Network & Amenities
- Driveway Providing Ample Off Road Parking
- Three Generous Bedrooms & Master Ensuite Shower Room
- No Chain



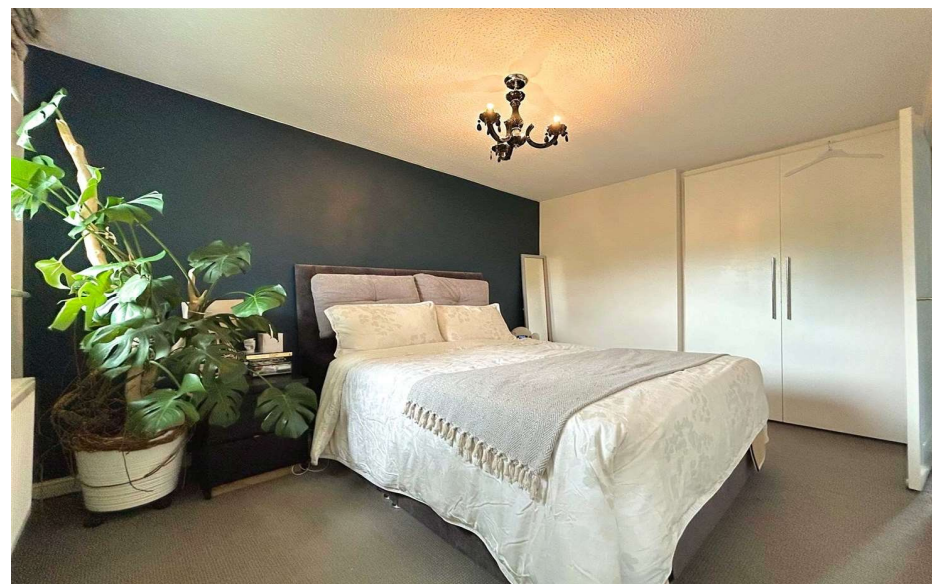
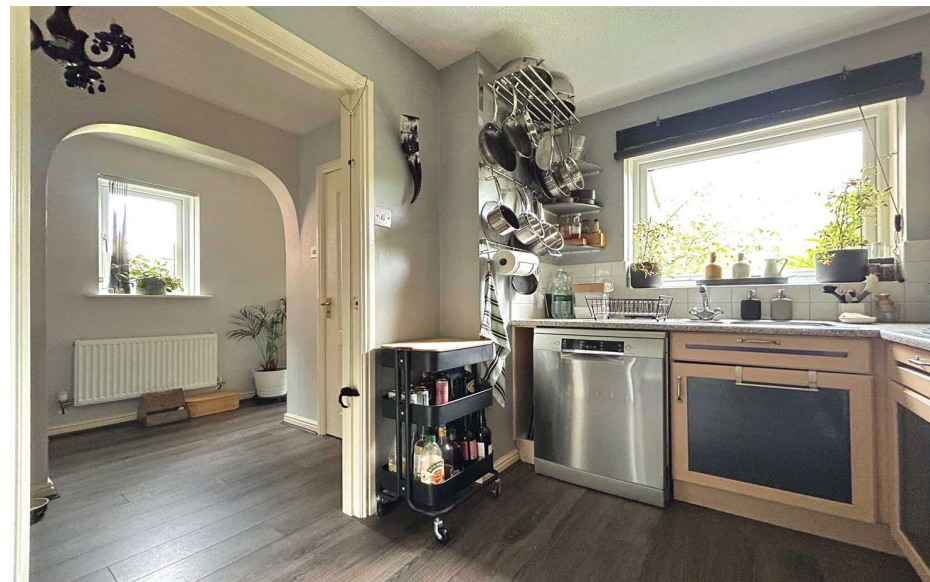
About this property

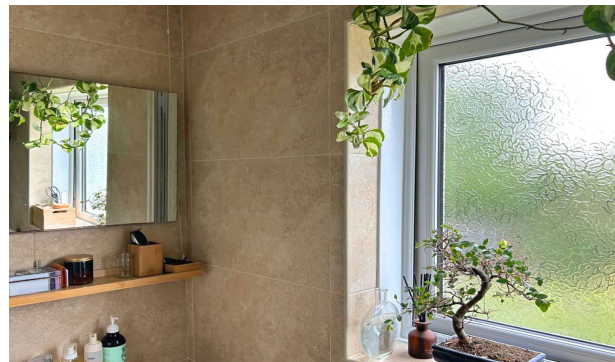
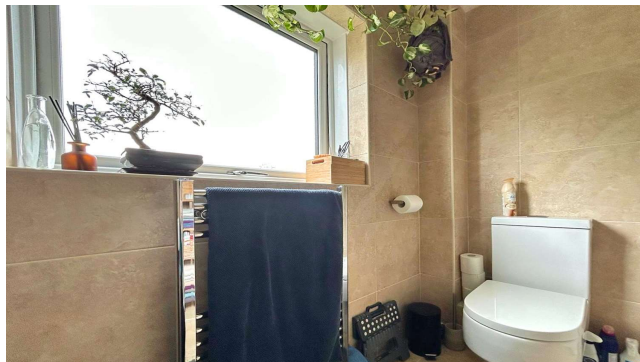
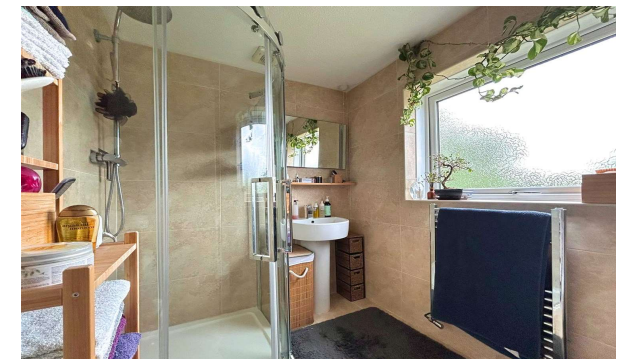
This semi-detached property features three bedrooms and has been kept in exceptional condition throughout. It is ideally situated close to excellent transport links and local amenities.

Upon entering, the ground floor presents a hallway that includes a practical storage cupboard and stairs that ascend to the first floor. The fitted kitchen is accessible from the hallway. Double doors from the hallway open into a spacious lounge/dining room, which is enhanced by French doors that lead to the garden, providing superb ground floor accommodation.

The first floor comprises three bedrooms, with two of them featuring fitted wardrobes, while the master bedroom includes a generous ensuite shower room. A stylish family bathroom completes this remarkable home.

Additionally, the property offers ample off-road parking and a private enclosed rear garden which has been lovingly renovated by the current owners to increase the size of the patio area with the addition of raised vegetable beds.









DIRECTIONS

M23 OGP

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

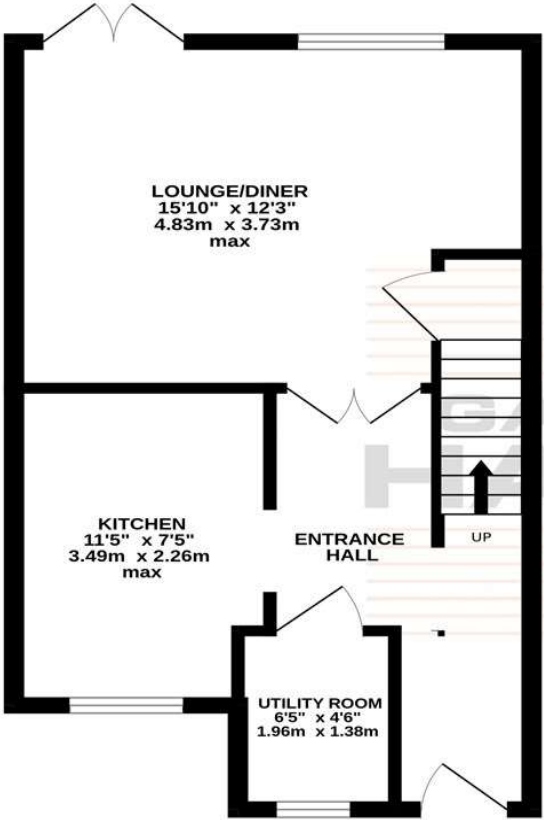
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

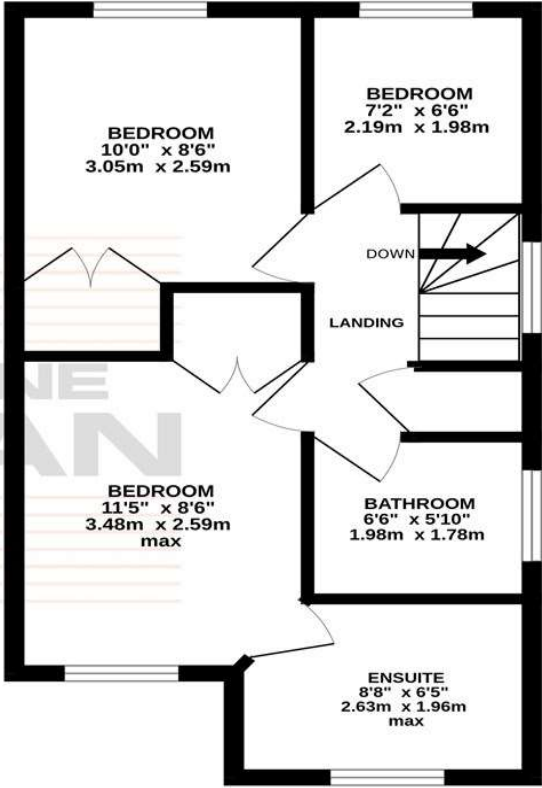
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE AREA'S LEADING ESTATE AGENCY

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