



\*\*\*\* Double fronted, extended semi detached family home sat on a large corner plot \*\*\*\* This larger than average family home has been carefully designed to incorporate everything possibly needed from a home. This SPACIOUS property benefits from a 21FT separate lounge with patio doors onto the rear garden, a stunning fitted kitchen with built in appliances, a dining space also with patio doors onto the garden, a three piece downstairs shower room, cloak room AND utility room PLUS three double bedrooms, a loft room with plenty of storage, a family bathroom and an abundance of outdoor space including a sun drenched paved rear garden and a HUGE paved driveway and garden to the front that sits behind a brick wall and double gates. A truly stunning home, IDEAL for anyone who is looking for a spacious home that is ready to pick you bags up and move straight into. Viewings are by appointment only and can be arranged by contacting the office!!!



### Entrance Hall

Composite door and double glazed window to the front and LVT flooring. Ceiling light point, original cast iron radiator, antique brass plug sockets and light switch and understairs storage with built in shoe rack. Carpeted stairs to the first floor.

### Lounge 21' 11" x 10' 9" (6.671m x 3.285m)

A spacious separate lounge filled with natural light with a large double glazed window to the front and double glazed patio doors onto the rear garden. Herringbone LVT flooring with boarder and tramline, partial panelled walls, two ceiling light points, television point, decorative gas fire place with granite mantel and hearth and multiple antique brass plug sockets and light switches.

### Kitchen 9' 9" x 8' 10" (2.961m x 2.7m)

A fully fitted kitchen with shaker style units finished in sage green with black cup pull handles and wooden worktops. Integrated eye level dishwasher, Kaiser five ring gas hob, Kaiser extractor and built in eye level Kaiser oven. Sunken sink with drainer, drainage grooves within the worktop and antique brass mixer tap. Wine rack, pull out draw, pan draws and corner units with pull out kidneys. Double glazed window to the front with matching wooden window ledge, tiled splash backs, ceiling light point, herringbone LVT flooring with boarder and tramline and antique brass plug sockets and light switch. Open plan into the sitting/dining area.

### Dining/sitting area 11' 0" x 9' 6" (3.357m x 2.889m)

Herringbone LVT flooring with boarder and tramline, partial panelled walls, doubled glazed patio doors (with built in blinds) onto the rear garden and ceiling light point. Log burner with granite hearth and brick slip tiled wall, antique brass plug sockets and light switch. Access into the utility room.

### Utility room 10' 7" x 5' 5" (3.222m x 1.654m)

Shaker style dark blue fitted units with black cup pull handles. Fully fitted unit with space for a full size fridge and a full size freezer, with wall lift cabinets (fitted about) with wine glass racks inserts and full size pantry with pull out inserts. Wooden worktop with a space for a washing machine and drier underneath, stainless steel sink with mixer tap, wall unit and base unit cupboard. Tiled splash backs, LVT flooring, ceiling spot lights, double glazed window to the rear with matching wooden window ledge, Velux window, plug points and wall mounted grey radiator.

### Cloakroom 5' 10" x 4' 9" (1.784m x 1.460m)

LVT flooring, ceiling spot lights, Velux window, plug points, wall mounted column radiator and shaker style unit with black cup pull handles with a wall mounted Worcester boiler fitted.

### Downstairs shower room 5' 11" x 5' 10" (1.796m x 1.766m)

Three piece white suite comprising of a large walk in shower with black grid shower screen, two recessed shelves and black shower head and handset. Traditional W.C with low level cistern and wall mounted handwash basin. LVT flooring, double glazed window to the front, ceiling spot lights, wall mounted towel radiator, tiled shower cubicle and tiled splash back behind the handwash basin.

### First Floor Landing

Carpeted stairs and landing, double glazed window to the front, ceiling light point, plug points and partial panelled walls. Access to all rooms.

### Family Bathroom 9' 9" x 6' 3" (2.962m x 1.907m)

Bespoke vanity unit with a range of storage cupboards, draws, a large mirror with down lighters and granite work top and upstands. Fitted pedestal W.C and over handwash basin with chrome mixer tap. Free standing roll top bath with central filler mixer taps and handheld shower. Vinyl flooring, ceiling spot lights, double glazed window to the front with matching granite window ledge and a wall mounted traditional column radiator with towel rail.

### Bedroom one 13' 3" x 10' 10" (4.029m x 3.303m)

LVT herringbone flooring, double glazed window to the rear, ceiling light point, television point, plug sockets and a wall mounted radiator.

### Bedroom Two 12' 9" x 8' 11" (3.891m x 2.709m)

Carpeted flooring, double glazed window to the rear, double glazed window to the side, ceiling light point, plug sockets, television point, wall mounted radiator and carpeted stairs to the loft room.

### Bedroom three 10' 9" x 8' 5" (3.278m x 2.553m)

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator, plug sockets and television point.

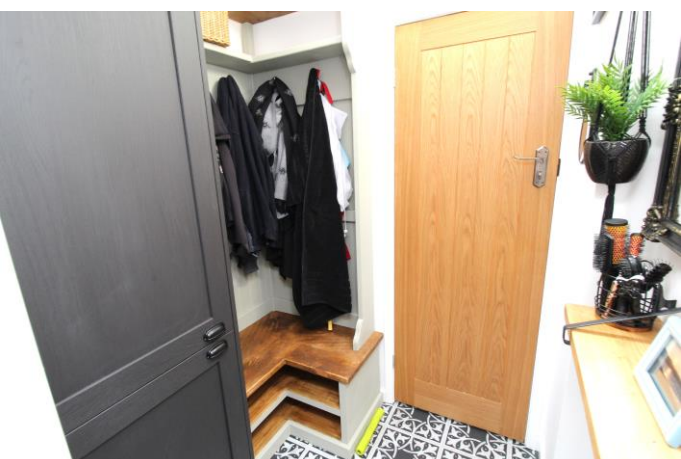
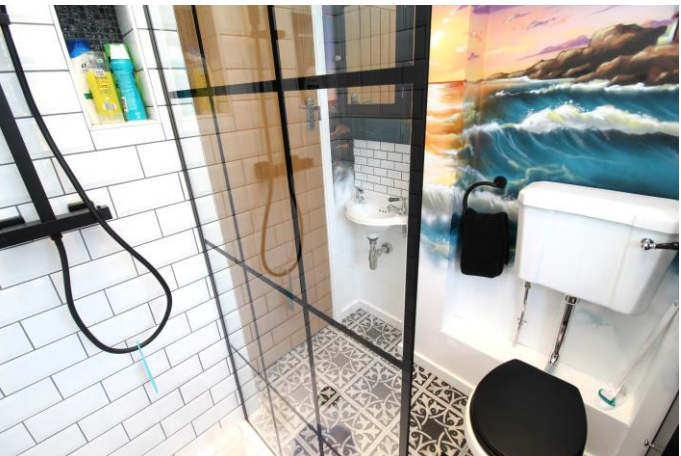
### Loft room 12' 8" x 9' 4" (3.851m x 2.843m)

Carpeted stairs and landing, ceiling light point and two eaves storage cupboards. Carpeted flooring, ceiling light point, two Velux windows, eaves storage and plug points. Storage room with carpeted flooring and ceiling light point.

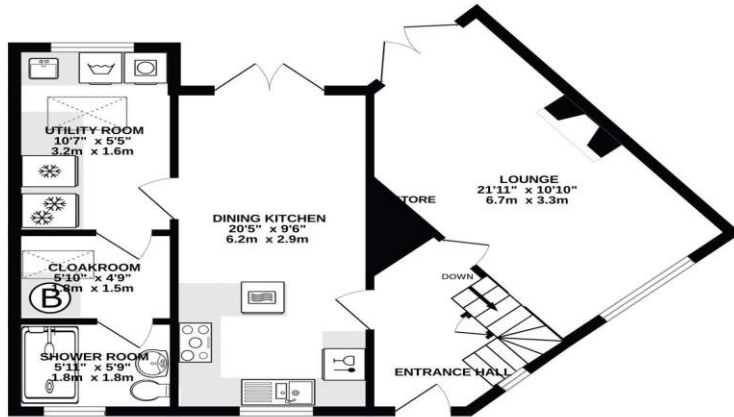
### Externally

To the front of the property there is a substantial block paved driveway and artificial grass lawn sat behind a brick built wall with fencing and large double gates to access the driveway with a vehicle plus a pedestrian gate. Access to the rear is via a wooden gate that is secured via a coded lock and handle. To the rear there is a large blocked paved sun drenched rear garden with wooden pagoda, up and down lighters and access to the rear via a wooden gate with lock.

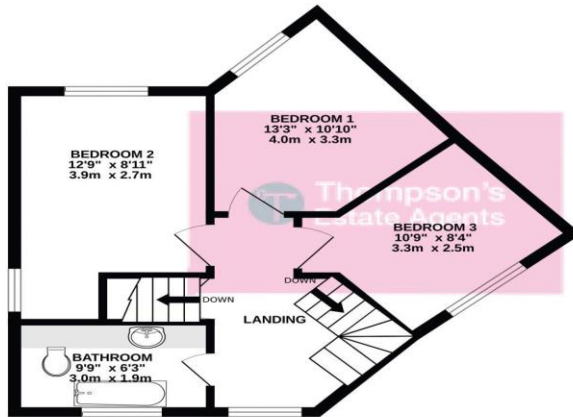




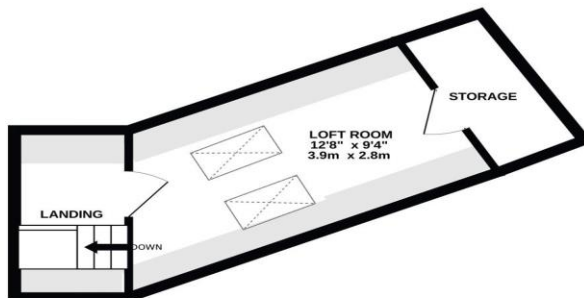
GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1126sq.ft. (104.6 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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# Energy performance certificate (EPC)

2 Pengham Walk  
MANCHESTER  
M23 0NH

Energy rating

C

Valid until:

14 May 2035

Certificate number:

0380-2577-7250-2095-3511

Property type

Semi-detached house

Total floor area

119 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |