

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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

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.

## Kenmore Road, Whitefield, M45 8FS

### Offers Over £290,000

SPACIOUS FAMILY HOME WITH GREAT POTENTIAL FOR DEVELOPMENT AND NO CHAIN DELAY

Welcome to Kenmore Road, Whitefield, Manchester - a charming location for this delightful house that could be your next family home. This spacious property is in great condition, offering you a comfortable and inviting space to create lasting memories with your loved ones.

With the potential for development, this house allows you to tailor it to your specific needs and desires, making it truly your own. Based in a sought after area, situated on a quiet road and not overlooked to the front, you can enjoy peace and tranquillity while still having easy access to local amenities for your convenience.

Don't miss out on this fantastic opportunity to own a property that not only provides a warm and welcoming atmosphere but also offers the potential for growth and personalization. Contact us today to arrange a viewing and take the first step towards making this house your new home.

# Kenmore Road, Whitefield, M45 8FS

## Offers Over £290,000



- Tenure Freehold
- Spacious Semi Detached Property With No Chain Delay
- Viewing Essential
- Off Road Parking With Block Paved Driveway And Access To Detached Garage
- Council Tax Band C
- Three Bedrooms
- Ideal Family Home Bursting With Potential
- EPC Rating TBC
- Fitted Kitchen And Three Piece Bathroom Suite
- Envious Rear Garden Space

### Ground Floor

#### Entrance

UPVC double glazed door to hallway.

#### Hallway

16'3 x 5'11 (4.95m x 1.80m)

Central heating radiator, doors to reception room one, kitchen, stairs to first floor and laminate flooring.

#### Reception Room One

13'9 x 11'8 (4.19m x 3.56m)

UPVC double glazed bay window, central heating radiator, coving, integrated gas fire with marble surround, television point and open to reception room two.

#### Reception Room Two

16'4 x 9'10 (4.98m x 2.77m)

UPVC double glazed window, central heating radiator, coving and door to kitchen.

#### Kitchen

16'3 x 7'8 (4.95m x 2.34m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work tops, freestanding oven, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, space for dryer, serving hatch, UPVC double glazed door to rear garden and vinyl flooring.

### First Floor

#### Landing

5'10 x 5'4 (1.78m x 1.63m)

UPVC double glazed window, doors to three bedrooms and bathroom.

#### Bedroom One

14'4 x 12'5 (4.37m x 3.78m)

UPVC double glazed window, central heating radiator and laminate flooring.

#### Bedroom Two

12'5 x 10'5 (3.78m x 3.18m)

UPVC double glazed window, central heating radiator and laminate flooring.

#### Bedroom Three

8'9 x 7' (2.67m x 2.13m)

UPVC double glazed window, central heating radiator and laminate flooring.

#### Bathroom

7'3 x 6'2 (2.21m x 1.88m)

UPVC double glazed frosted window, central heating radiator, panelled bath with electric feed overhead shower, pedestal wash basin, low level WC, tiled elevation and vinyl flooring.

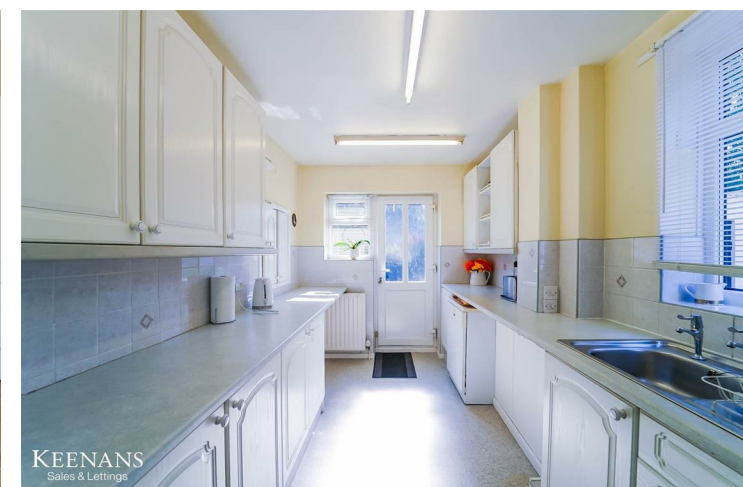
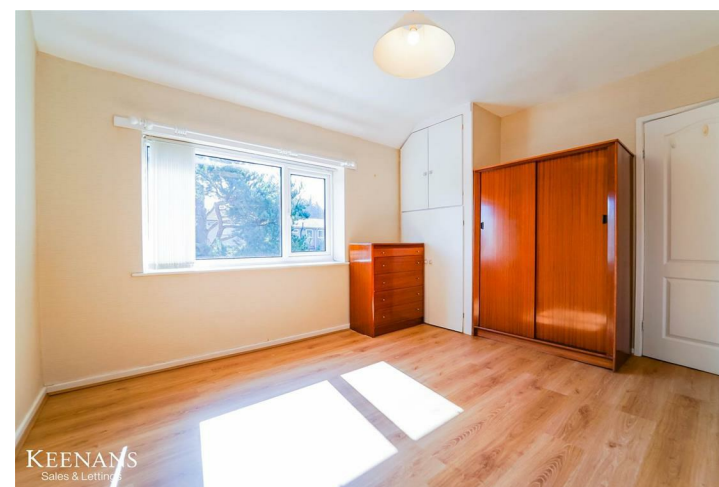
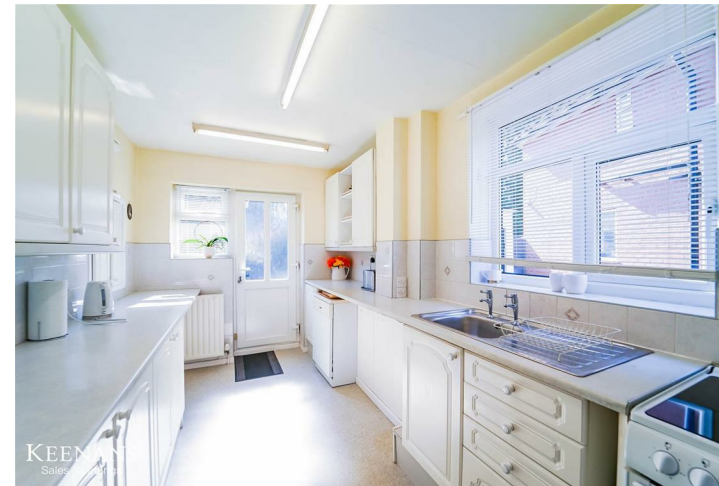
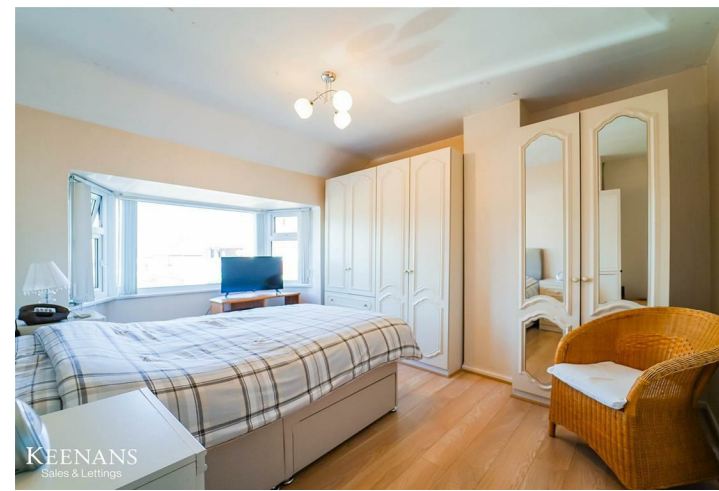
### External

### Rear

Enclosed laid to lawn garden, paved patio, bedding areas, mature shrubs and access to a detached garage.

### Front

Block paved driveway with access to a detached garage, laid to lawn garden and mature shrubs.



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