

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(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	

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.

Speyside Close, Whitefield, M45 8SP

£220,000

SPACIOUS HOME WITH STUNNING GARDEN

Welcome to Speyside Close, a charming property located in the serene neighbourhood of Whitefield, Manchester. This delightful end terrace house boasts a modern decor and appliances, offering a stylish and comfortable living space for its future residents.

Upon entering the property, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. With two well-appointed bedrooms, there is ample space for a small family or guests to stay over. The property also features a sleek bathroom, adding a touch of luxury to everyday living.

One of the standout features of this property is its stunning garden, providing a tranquil outdoor space where you can unwind and enjoy the fresh air. Whether you have a green thumb or simply enjoy al fresco dining, this garden is sure to be a highlight for any nature lover.

Situated on a private and peaceful close, Speyside Close offers a quiet retreat from the hustle and bustle of city life. Despite its serene location, the property provides easy access to local amenities, ensuring that you have everything you need within reach.

With its modern amenities, beautiful garden, and convenient location, this property offers an easy move-in opportunity for any new buyer looking to settle into a comfortable and welcoming home. Don't miss out on the chance to make Speyside Close your own slice of paradise in Whitefield, Manchester.

Speyside Close, Whitefield, M45 8SP

£220,000



- End Terraced Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: C
- Two Bedroom With Fitted Wardrobes
- Three Piece Family Bathroom
- Leasehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Porch

4' x 3'2 (1.22m x 0.97m)

UPVC entrance door, laminate floor and door to reception room.

Reception Room One

15'11 x 12'7 (4.85m x 3.84m)

UPVC double glazed window, central heating radiator, gas fire with wood surround and mantle, TV point, laminate floor, stairs to first floor and doors to kitchen and storage.

Kitchen

12'6 x 7'9 (3.81m x 2.36m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, integrated double oven, four burner gas hob, extractor hood, tiled splash back, one and half bowl composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, breakfast bar, laminate floor and UPVC French doors to conservatory.

Conservatory

12'5 x 9'4 (3.78m x 2.84m)

UPVC double glazed window, central heating radiator, laminate floor and UPVC French doors to rear.

First Floor

Landing

7'9 x 6'3 (2.36m x 1.91m)

Electric heater, loft access, smoke detector and doors to two bedrooms and bathroom.

Bedroom One

10'9 x 9'4 (3.28m x 2.84m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10' x 8'5 (3.05m x 2.57m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and storage cupboard.

Bathroom

6'2 x 6'2 (1.88m x 1.88m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with traditional taps, panel bath with mixer tap and electric feed shower over, extractor fan, part tiled elevation and tiled floor.

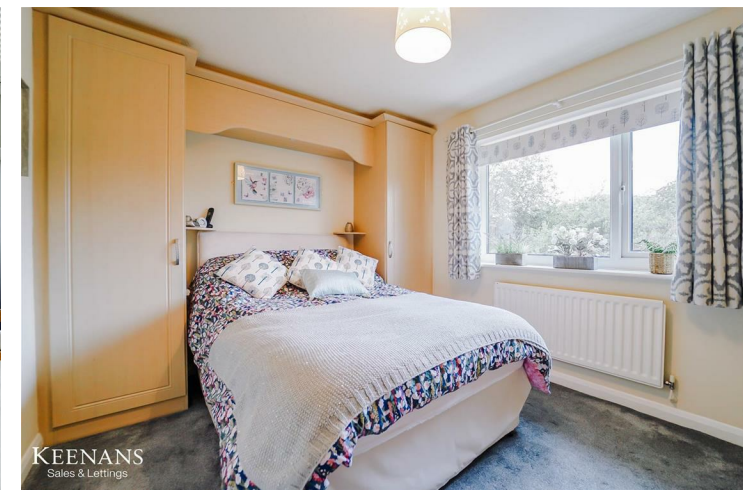
External

Front

Laid to lawn, mature shrubs, stone chip beds and paved drive.

Rear

Enclose flagged areas, decking and timber shed.



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