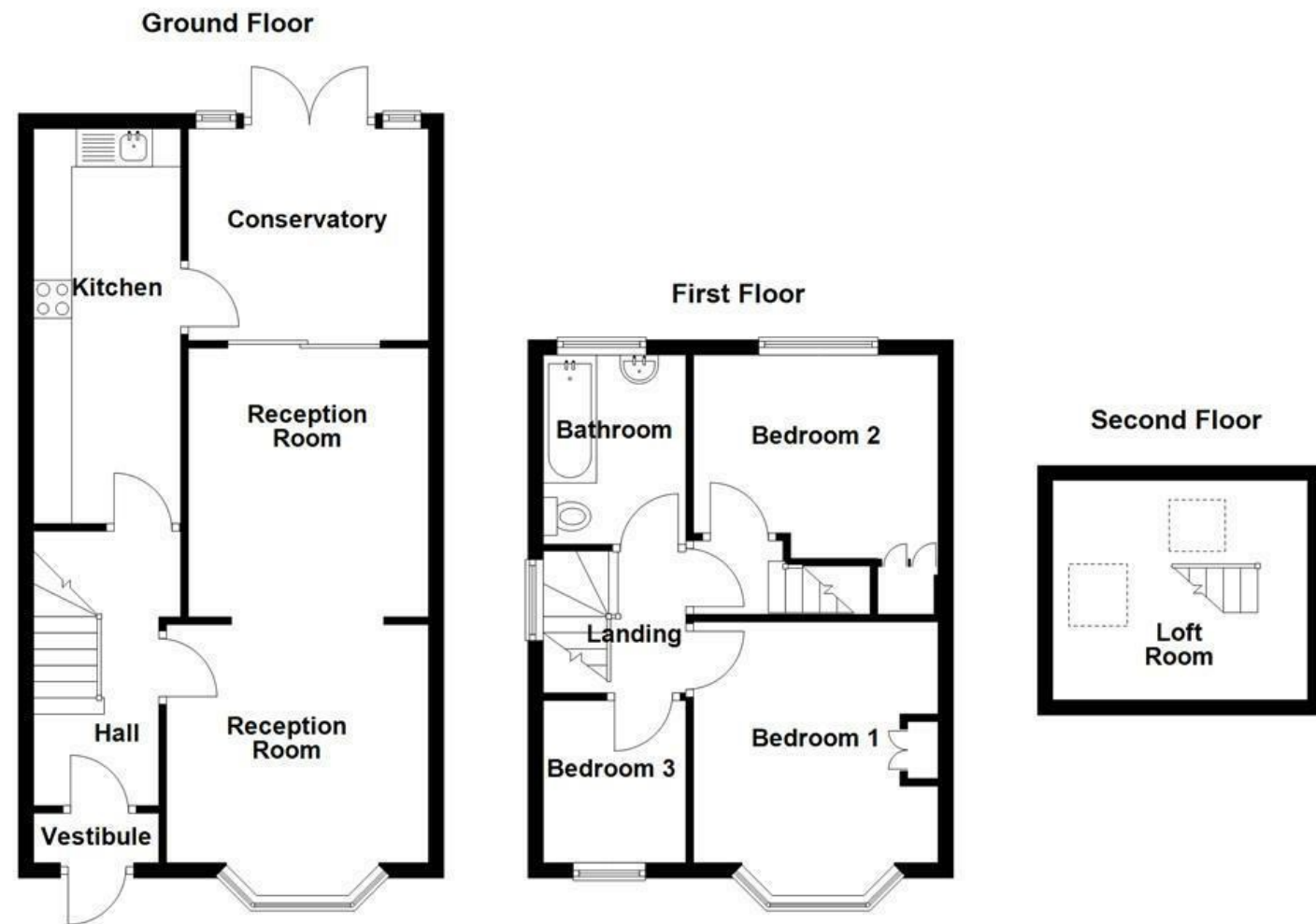




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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.

Agecroft Road East, Manchester, M25 9RQ

Offers Over £325,000

SPACIOUS THREE-BEDROOM SEMI-DETACHED IN MANCHESTER

Nestled on the charming Agecroft Road East in Prestwich, Manchester, this delightful three-bedroom house offers a perfect blend of comfort and functionality. Upon entering, you are welcomed by a generous reception room that flows effortlessly into the dining area, creating an inviting space ideal for both relaxation and entertaining. The dining area boasts views of a well-lit conservatory, allowing natural light to flood the space, enhancing the warm and welcoming atmosphere.

The well-laid-out kitchen is designed for practicality, providing ample space for culinary pursuits. Each of the three well-proportioned bedrooms offers a peaceful retreat, ensuring that everyone in the household has their own personal space. The bathroom is thoughtfully appointed, catering to the needs of modern living. Additionally, the property features a boarded-out loft space, providing extra storage or potential for further development.

Outside, the rear enclosed yard offers a private outdoor area, perfect for enjoying the fresh air or hosting gatherings. The convenience of off-road parking at the front adds to the appeal, making this home not only stylish but also practical for everyday life.

This property is an excellent opportunity for families or individuals seeking a comfortable home in a desirable location. With its thoughtful layout and inviting spaces, it is sure to impress those looking for a place to

Agecroft Road East, Manchester, M25 9RQ

Offers Over £325,000

 3  1  2  D

- Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms And Loft Storage Room
- Three Piece Bathroom
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

Ground Floor

Vestibule

5'5 x 2'2 (1.65m x 0.66m)
UPVC double glazed frosted entrance door, brick elevation, tiled floor and door to hall.

Hall

11'10 x 5'4 (3.61m x 1.63m)
Central heating radiator, smoke alarm, under stairs storage, wood effect flooring, stairs to first floor and doors to reception room one and kitchen.

Reception Room One

11'3 x 10'3 (3.43m x 3.12m)
UPVC double glazed bay window, central heating radiator, wood effect flooring and open access to reception room two.

Reception Room Two

11'7 x 10'4 (3.53m x 3.15m)
Central heating radiator, wall mounted electric fire, wood effect flooring and UPVC double glazed sliding door to conservatory.

Kitchen

17' x 6'1 (5.18m x 1.85m)
Two UPVC double glazed windows, central heating radiator, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, wood effect flooring and UPVC double glazed door to conservatory.

Conservatory

10' x 8'1 (3.05m x 2.46m)
Two UPVC double glazed windows, central heating radiator, base units, wood effect worktops, wood effect flooring, polycarbonate roof and UPVC double glazed French doors to rear.

First Floor

Landing

6'3 x 6'2 (1.91m x 1.88m)
UPVC double glazed frosted window, smoke alarm, stairs to second floor and doors to three bedrooms and bathroom.

Bedroom One

10'4 x 9'3 (3.15m x 2.82m)
UPVC double glazed bay window, central heating radiator and storage.

Bedroom Two

10'4 x 9'4 (3.15m x 2.84m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Three

7' x 6'2 (2.13m x 1.88m)
UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 6'2 (2.49m x 1.88m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, tiled elevation and wood effect flooring.

Second Floor

Loft Room

10'7 x 9'5 (3.23m x 2.87m)
Two Velux windows.

External

Front

Laid to lawn garden and driveway.

Rear

Enclosed, artificial lawn, paving, gravel chips and bedding areas.



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