



218 Kerscott Road, Manchester, M23 0GP

Immaculately presented throughout with stunning kitchen diner! Three bedroom semi detached, boasting generous garden, situated on the popular Kerscott Road development. Within catchment area for good schools, close to Wythenshawe Park & Northern Moor Metrolink, Manchester Airport and motorway links. Also easy access to Sale Town Centre and a short walk to Sale Moor village and its amenities. The property briefly comprises; entrance hall, kitchen, living room, kitchen/ dining room with patio doors onto the garden. Three well proportioned bedrooms, the master bedroom enjoying en suite shower room, plus a newly fitted bathroom. The property benefits from front and rear gardens, large driveway with EV charger and gated access to rear garden, mainly laid to lawn with patio area for seating. Freehold. Manchester Council Tax Band C. EPC Rating TBC

£335,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Hall

Wood look flooring, ceiling light point and radiator.

Living Room

Good size reception room with bay window to front aspect, fitted with plantation shutters. Feature gas fire fireplace. Wood look flooring, ceiling light point and radiator.

Kitchen Diner

Newly fitted shaker style kitchen with complementary Quartz work surface over. Integrated appliances include; fridge freezer, oven, 4 ring gas hob and slimline dishwasher. Wall mounted combi boiler fitted 2020.

FIRST FLOOR

Loft hatch with built in ladder and light.

Bedroom One

Good size bedroom with window to front aspect, fitted with plantation shutters. Carpeted flooring, ceiling light point and radiator.

Ensuite

Fitted with cubicle shower, wall hung hand wash basin and low level WC.

Bedroom Two

Good size bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator.

Bedroom Three

Bedroom with window to front aspect, fitted with plantation shutters. Carpeted flooring, ceiling light point, radiator and fitted with bookcase.

Bathroom

Fitted with shower over bath, low level WC and hand wash basin with vanity unit. Window to rear aspect.

Externally

The property benefits from front and rear gardens, large driveway with EV charger and gated access to rear garden, mainly laid to lawn with patio area for seating.

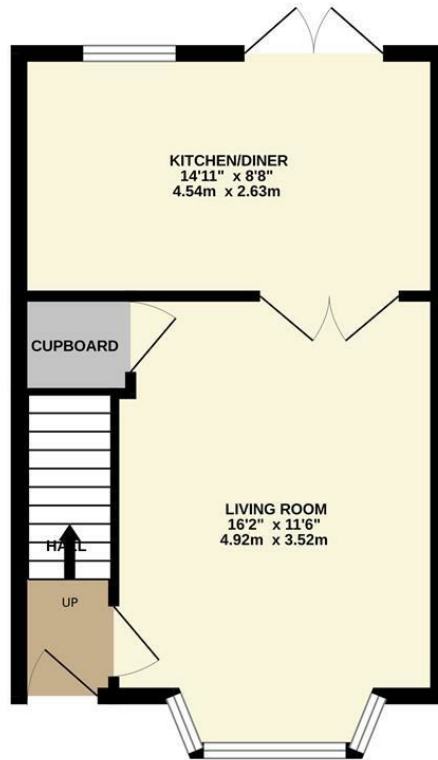


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

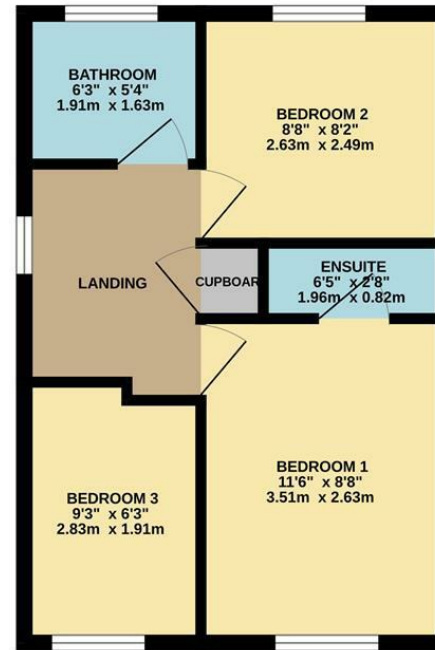
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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