



Kelfield Avenue, Manchester, M23

Offers Over: £390,000

Freehold

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This beautifully presented four-bedroom semi-detached home is set across three floors and offers stylish, modern living in a highly convenient location. With excellent transport links, spacious interiors and a generous garden, it makes an ideal family home.

To the front of the property there is a welcoming garden with lawned areas either side of a driveway, which provides parking for two cars and benefits from an EV charger installed on its own circuit board. Gated side access leads through to the rear garden.

Stepping inside, you are greeted by a bright and well-presented entrance hall with a handy cloak area and an under-stairs cupboard providing practical storage space. To the right lies a spacious living room with dual aspect windows that flood the room with natural light, complemented by a modern wall-mounted electric fire. To the left of the hallway is the contemporary fitted kitchen diner, featuring a range of base and eye-level units with roll-top work surfaces, a mix of integral and free-standing appliances, and a breakfast bar. A stunning floor-to-ceiling feature window to the side creates a focal point, while patio doors to the rear open directly onto the garden. The layout offers plenty of space for a family dining table and chairs, making it the perfect hub of the home.

The first-floor landing is impressive in size and gives access to three double bedrooms, all well-proportioned and tastefully presented. Completing this floor is a stunning newly fitted bathroom with elegant brushed gold fittings, offering a luxurious finish.

The second floor is home to the fourth bedroom, converted in 2020 with full building regulations. This superb room features Velux windows, an air conditioning unit and the additional benefit of an en-suite bathroom, making it an ideal master suite or private guest space.

Externally, the rear garden is generous and well designed, with a raised patio area to the rear providing the perfect spot for outdoor dining or entertaining. There is also space to the side of the property offering potential for extension, subject to planning permission.

The location is a key feature, with the Metrolink Airport Line just a two-minute walk away, providing easy access into Manchester. Manchester Airport and Wythenshawe Hospital are both within a 5–10 minute drive, and the property also enjoys excellent connectivity to the M56 and M60 motorway networks.



- Freehold
- EPC C
- Council Tax Band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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