



**Lawrence Copeland**  
town & city centre



FOR SALE

11 Kerscott Road, Northern Moor, Manchester M23 0GD

PRICE: **£395,000**

Located within a mile of Sale town centre and Northenden town centre and within 400m of Metrolink tram stop. A most attractive, modern, detached house with gas central heating system, uPVC double glazing. The area is well served by both educational and recreational facilities with comprehensive shopping facilities available in Sale or Northenden town centres and the property lies within half a mile of the M60 motorway network providing commuter links throughout the North West and also to Manchester International Airport. **Ideal family house.**

## ACCOMMODATION

**Ground Floor: Entrance Hall** with wood finish ceramic tiled floor.

**Ground floor WC** comprising low level WC, pedestal wash hand basin, wood finish ceramic tiled floor, radiator.

**Good sized Lounge (front)** measuring 17 ft 2 x 11 ft 1 (5.23m x 3.38m) with uPVC double glazed window, double panel central heating radiator, patio doors to Conservatory, oak finish laminate flooring.

**Conservatory (rear)** measuring 14 ft 11 x 10 ft 9 (4.55m x 3.28m) with uPVC double glazed window, PVC apex ceiling, power, uPVC double glazed French doors to garden.

**Extensive Fitted Dining Kitchen (side)** measuring 15 ft 4 x 11 ft 6 into bay window (4.67m x 3.51) with side uPVC double glazed windows, second uPVC double glazed window, light oak finish laminate flooring, fitted units with white doors and granite effect worktops incorporating a range of wall and base cupboards, extractor hood, space for oven, space and plumbing for washing machine, recess for fridge/freezer, integral dishwasher, single drainer sink unit, understairs store, radiator, Worcester combi gas central heating boiler system.

**First Floor: galleried landing** with side uPVC double glazed window and access to loft, built in airing cupboard, single panel central heating radiator.

**Master Bedroom One (side)** measuring 12 ft 10 x 10 ft 2 (3.91m x 3.10m) with uPVC double glazed windows to the front and side, integral half wardrobe, radiator, door to **Ensuite Shower Room/WC combined** with low level WC, pedestal wash hand basin, glazed shower cubicle with shower, radiator, part tiled walls.

**Bedroom Two (front)** measuring 10 ft 8 x 9 ft plus recess (3.25m x 2.74m) with uPVC double glazed window, radiator.

**Bedroom Three (side)** measuring 7 ft 5 x 6 ft 8 (2.26m x 2.03m) with uPVC double glazed window, radiator.

**Master Bathroom/WC combined (rear)** with uPVC double glazed window, white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and over bath shower with rain shower head and flexible hose, part tiled walls, radiator, extractor fan.

**Outside** to the front and side of the property, the gardens are open plan with lawn and there is a driveway to the right hand side of the property providing parking facilities together with an electric charging point for electric vehicles, side courtesy gate leading to extensive enclosed rear garden with lawn, fenced boundaries, timber shed.

## Tenure

We are advised by the vendor the property is believed to be Freehold free from chief rent. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

**Local Authority** is Manchester City Council  
**Council Tax Band: D**

## Directions

Travelling along Northenden Road (B5166) in the direction of Northenden, passing Norris Road on the right hand side and continuing along the B5166 which now becomes Sale Road. Continue along Sale Road turning right into Kerscott Road where the property can be found further up on the left hand side.

**To View** please telephone our office for an appointment.

**Note:** The condition of the system and/or appliances is not known.

## Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

## Photographs

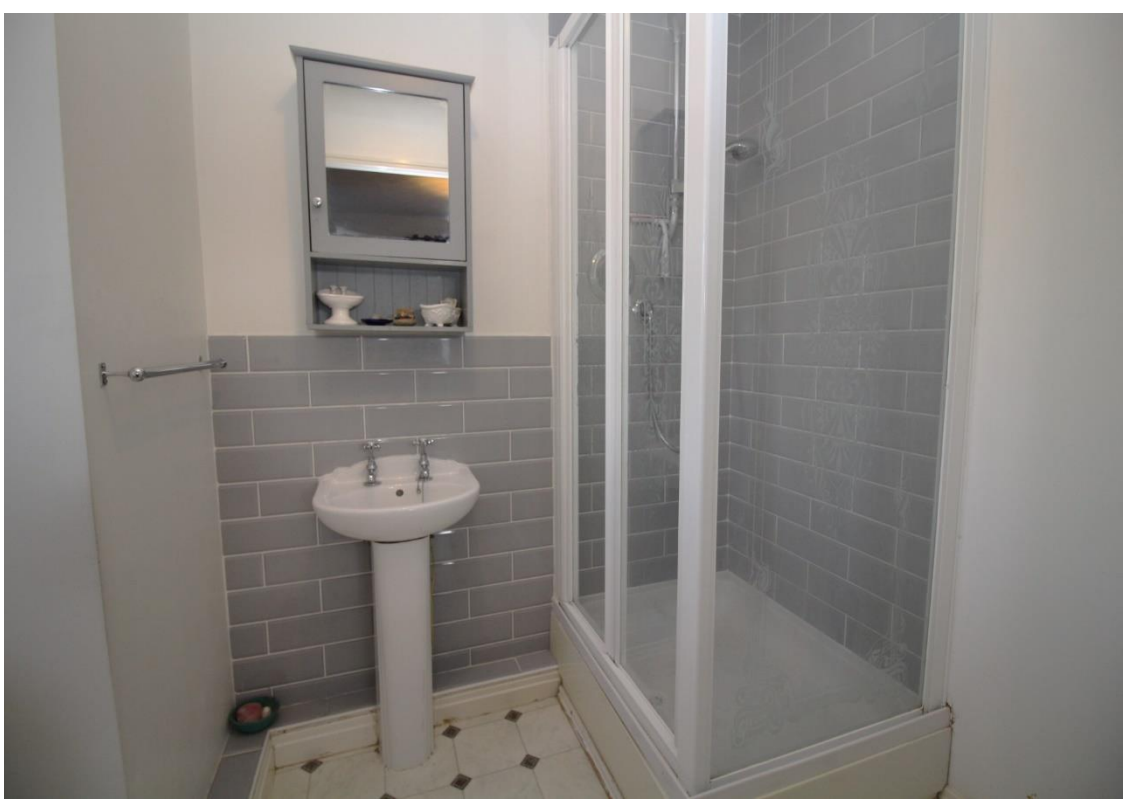
Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

**B0525**











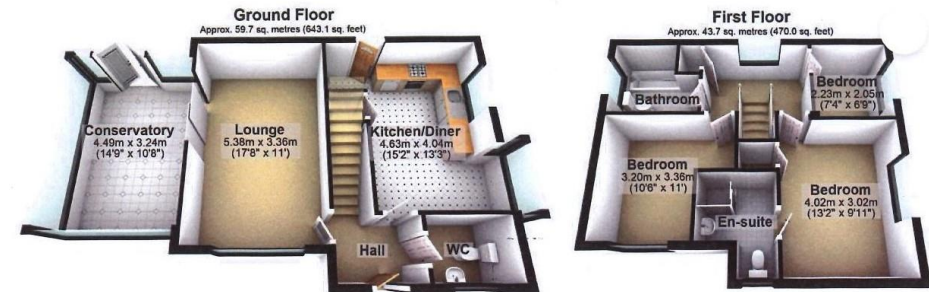


# ENERGY PERFORMANCE CERTIFICATE

11, Kerscott Road MANCHESTER M23 0GD		Energy rating <b>C</b>
Valid until <b>14 June 2027</b>	Certificate number <b>0418-1045-7246-1813-5910</b>	
Property type	Detached house	
Total floor area	91 square metres	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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