



Lawrence Copeland  
town & city centre



FOR SALE

54 Kerscott Road, Northern Moor, Manchester M23 0FN

PRICE: **£260,000** \*some furniture, furnishings & freestanding appliances may be available by separate negotiation



Located within a mile of Sale town centre and Northenden town centre and within 400m of Metrolink tram stop. This immaculately appointed, mid mews house was built with rustic facing brick to elevations under a pitched tiled roof. The house has a gas central heating system and uPVC double glazing. The house is approximately 624 sq. ft and has a small front garden and to the side of the property is a residents car park with two designated parking spaces. Likely to appeal to first time buyers, owner occupiers or property investors with a rental potential of approximately £1,100 to £1,200 pcm. The property is offered for sale Freehold, free from chief rent.

## ACCOMMODATION

### Ground Floor:

**Entrance Hall** with front door, oak finish laminate flooring, central heating radiator.

**Attractive Lounge (front)** measuring 14 ft 9 x 9 ft 11 (4.50m x 3.02m) with uPVC double glazed window, oak finish laminate flooring, single panel central heating radiator, door to Dining Kitchen.

**Fitted Dining Kitchen (rear)** measuring 13 ft 4 x 8 ft 9 (4.06m x 2.67m) with two uPVC double glazed windows, double glazed back door leading to the enclosed rear garden, single panel central heating radiator, deep under stairs store, oak finish laminate flooring, Baxi gas central heating boiler system, fitted units with grey colonial style doors and granite effect worktops incorporating a range of wall and base cupboards, extractor hood, recess for fridge/freezer, space and plumbing for washing machine, recess for oven/hob, gas service for cooking, one and a half bowl single drainer sink unit, ceramic tile splashbacks.

### First Floor:

**Landing** with access to partly boarded loft with light.

**Bedroom One (rear)** measuring 13 ft 3 into wardrobes x 9 ft 2 (4.04m x 2.79m), carpeted, uPVC double glazed window, two double built in wardrobes with mirrored doors, single panel central heating radiator.

**Bedroom Two (front)** measuring 13 ft 4 into recess x 8 ft 3 (4.06m x 2.59m) with two uPVC double glazed windows, carpeted, built in airing cupboard with hot water cylinder, single panel central heating radiator.

**Luxury Bathroom/WC combined** with attractive white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and over bath shower, oak finish vinyl floor covering, decorative waterproof wall boarding.

**Outside**, there is a small front garden with lawn and an enclosed rear garden with fenced boundaries, lawn area and flagged patio area. To the side of the property there is a residents car park with two designated parking spaces together with on street parking.

### 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: B**

### 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 then becomes Sale Road. Continue along Sale Road turning right into Kerscott Road where the property can be found set back from the road on the right 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.

B1325







## ENERGY PERFORMANCE CERTIFICATE

54, Kerscott Road  
MANCHESTER  
M23 0FN

Energy rating  
**C**

Valid until  
10 August 2030

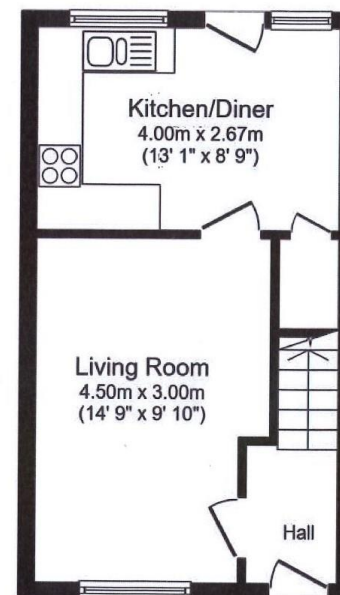
Certificate number  
0158-1055-6288-6650-7264

Property type  
Mid-terrace house

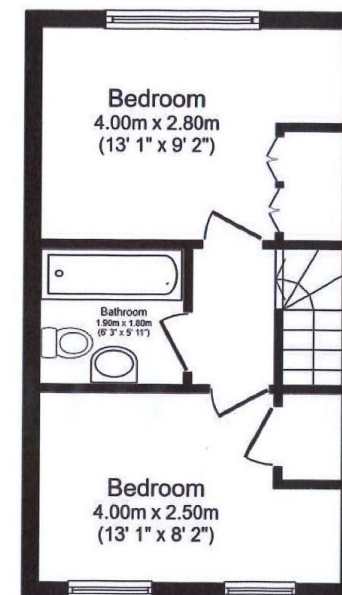
Total floor area  
58 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN



Ground Floor



First Floor



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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