



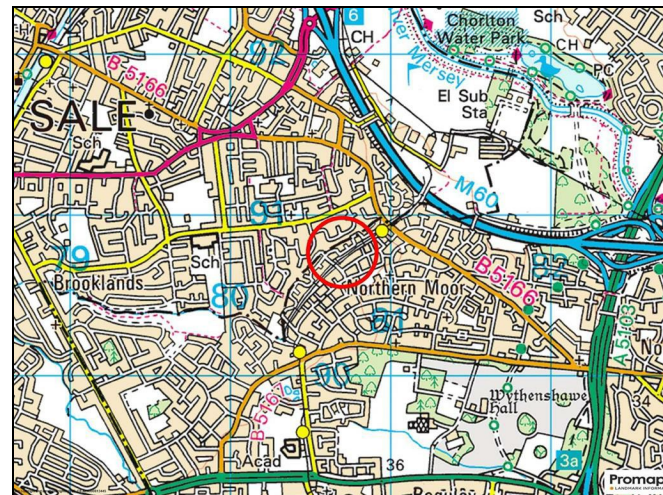
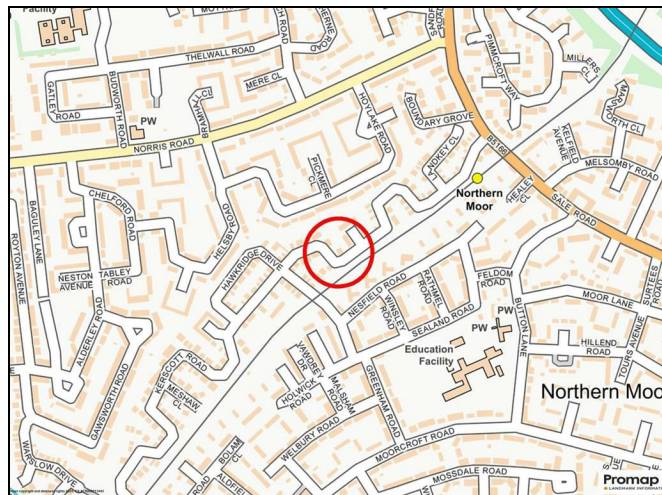
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

46 Kerscott Road Manchester, M23 0FN



****NO CHAIN** A WELL PROPORTIONED MODERN THREE BEDROOMED SEMI DETACHED LOCATED WITHIN THIS POPULAR NEIGHBOURHOOD. GOOD SIZED REAR GARDEN. DRIVEWAY PARKING**

Hall. Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Ample Driveway parking. Lovely enclosed rear garden.

CONTACT SALE 0161 973 6688

£310,000

www.watersons.net

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A superbly proportioned Three Bedroomed, Modern Semi-Detached which offers excellent accommodation.

The location is very convenient close to Sale Moor Village and having the Metrolink Stop located at the start of the Development.

In addition to the Accommodation there is Driveway Parking and a good sized private rear garden.

An internal viewing will reveal:

Entrance Hall, having an opaque glazed front door. Staircase rising to the First Floor. Door through to the Lounge.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Door through to the Breakfast Kitchen.

Breakfast Kitchen. A good-sized room with plenty of space for a table. The Kitchen itself is fitted with a range of base and eye-level units with worktops over and inset white ceramic sink unit with mixer tap. Built-in, electric oven with four ring hob and extractor hood over. Ample space for a range of freestanding appliances. UPVC double glazed window to the rear elevation overlooking the Gardens and a set of sliding patio doors open out onto the Garden. Door provides access to useful understairs storage cupboard.

First Floor Landing, having a uPVC double glazed window to the Half Landing. Spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom. Storage cupboard.

Bedroom One. A well-proportioned Double Bedroom, having two uPVC double glazed windows to the front elevation. Door opens to useful storage cupboard.

Bedroom Two. Having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three, having a uPVC double glazed window to the rear



overlooking the Gardens.

Bathroom. Fitted with a suite comprising of panelled bath with thermostatic shower, over and fitted shower screen. WC. Wash hand basin. Opaque double glazed window to the side.

Outside the property has ample driveway parking and a lovely enclosed lawned rear garden

Always popular houses!

FREEHOLD
COUNCIL TAX BAND - C



Approx Gross Floor Area = 748 Sq. Feet
= 69.5 Sq. Metres

