



**9 DRAYFORD CLOSE, M23 0GE**  
**£259,950**





## DESCRIPTION

AN INCREDIBLY WELL PRESENTED AND STYLISHLY DECORATED TWO DOUBLE BEDROOM END MEWS THAT FORMS PART OF A POPULAR LOCATION WITHIN A SHORT WALK OF THE METROLINK NETWORK AND SOLD COMPLETE WITH A DESIGNATED PARKING SPACE.

This property benefits from a modern dining kitchen with garden access and features a sunny enclosed rear garden. Forming part of the ever popular 'Kerscott Estate' which is located in a highly convenient position close to excellent transport links including the Metrolink and the M60 Motorway Network.

Warmed by uPVC double glazing and gas central heating.

In brief the accommodation comprises: Entrance hallway, spacious living room, modern kitchen diner, master bedroom with fitted wardrobes, second double bedroom and family bathroom fitted with a modern white suite. Externally the well maintained rear garden is mainly laid to lawn with an initial patio area and a panelled fencing enclosure. There is also designated parking within a communal parking area.

FREEHOLD.

## KEY FEATURES

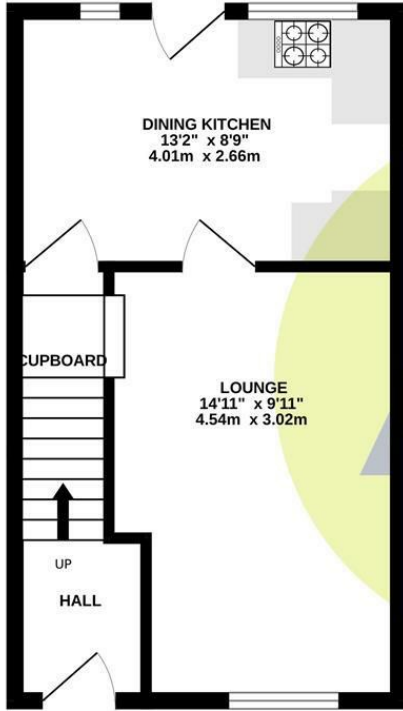
- Two double bedroom end mews
- Presented to an excellent standard
- Just a short walk from the Metrolink
- Sunny and enclosed rear garden
- Designated off road parking
- Modern dining kitchen



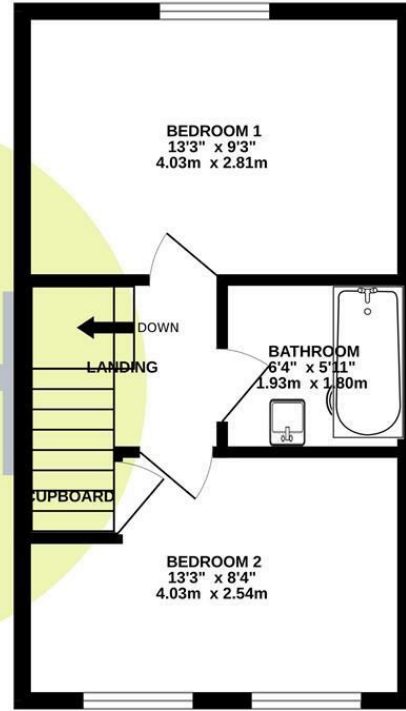




GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



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