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6 Kenmere Grove, Moston



- Spacious And Traditional Three Bed Extended Detached
 - Gas Central Heated / Double Glazed Windows
 - Lounge / Dining Room And Kitchen
 - Three-Piece Shower Room
- Paved And Gated Front Garden And Driveway / Large Attached Garage
 - Good-Sized Rear Established Lawned Garden And Patio

£295,000

Spacious, traditional three bed extended detached property with large attached garage, gated and paved front garden and driveway and a delightful lawned garden with patio at the rear. Briefly comprising of gas central heating, double glazed windows, lounge, dining room and kitchen to the ground floor. The first floor affords the three bedrooms and a three-piece shower room. Externally to the front is a gated and paved front garden with space to off road park which leads to the large attached garage. To the rear is a generously proportioned lawned garden with established borders and patio area. Situated in the Moston area of Manchester with direct links to the City Centre. Also convenient for local schools, shops, supermarkets and facilities and conveniently placed for access to the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed porch leading to...

HALLWAY

Spacious hallway with carpet flooring, radiator and staircase rising to the first floor.

LOUNGE

4.10m x 3.88m (13'5" x 12'8")

Front aspect with bay window, electric fire set within feature surround, carpet flooring, T.V point and radiator.



DINING ROOM

3.92m x 3.84m (12'10" x 12'7")

Rear aspect with carpet flooring and radiator.



KITCHEN

5.11m x 1.83m (16'9" x 6'0")

Extended kitchen to the rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with stainless steel extractor above,



FIRST FLOOR

BEDROOM 1

4.10m x 3.29m (13'5" x 10'9")

Front aspect with carpet flooring and radiator.



BEDROOM 2

3.85m x 3.56m (12'7" x 11'8")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 3

2.47m x 2.46m (8'1" x 8'0")

Front aspect with fitted wardrobes, carpet flooring and radiator.



SHOWER ROOM

Three-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C., fully tiled walls, laminated flooring and heated towel rail.



OUTSIDE

Externally to the front is a gated and paved front garden with space to off road park which leads to the large attached garage. To the rear is a generously proportioned lawned garden with established borders and patio area.

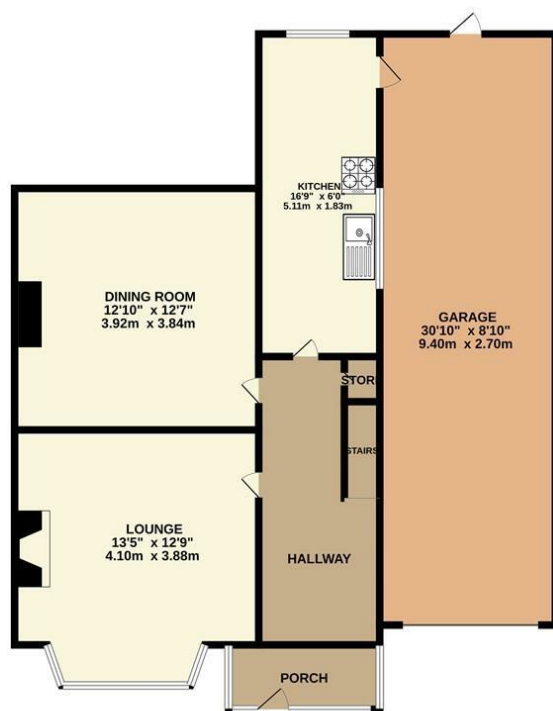


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

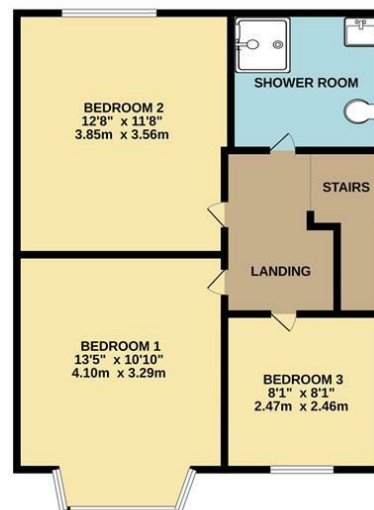
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E		39	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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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