



This well-presented three-bedroom semi-detached home offers modern, spacious accommodation throughout, making it an ideal choice for families and professionals alike.

Situated within the popular development, the property benefits from a convenient location with excellent access to Manchester city centre, Ancoats and New Islington. The area is well-regarded for its range of independent cafés, restaurants, bars and waterside walks, while excellent transport links provide easy access to the wider city and surrounding areas.

The ground floor comprises a welcoming entrance hallway, a modern fitted kitchen with space for dining, and a generous lounge to the rear with French doors opening onto the enclosed rear garden. A convenient downstairs WC and useful under-stairs storage complete the ground floor.

To the first floor, there are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. The accommodation is completed by a modern three-piece family bathroom.

Externally, the property features lawned gardens to both the front and rear, with a well-sized enclosed rear garden providing an excellent space for outdoor dining, entertaining or relaxing. The property also benefits from a driveway providing off-road parking.

17

BERKSHIRE ROAD, MANCHESTER,
M40 7NQ

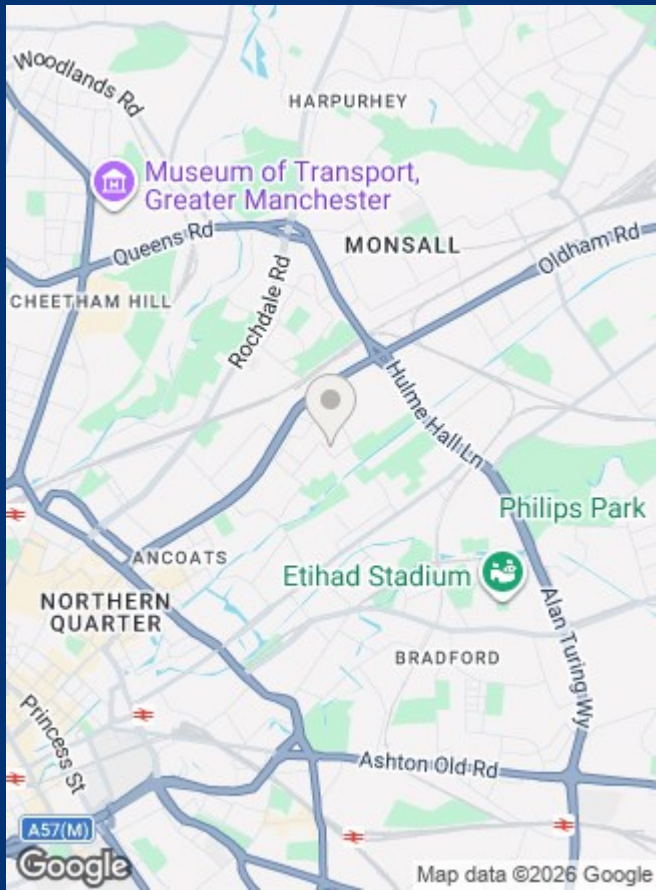
CLARKE & CO.

the property professionals











Accommodation and Amenities

Entrance Hallway

Laminate flooring, stairs leading to the first-floor landing, two radiators and access to useful storage cupboard.

Kitchen

Range of wall and base units in a white gloss finish with complementary composite worktops, stainless steel sink unit with mixer tap. Integrated double eye-level oven, four-ring gas hob with extractor over, and plumbing for washing machine and dishwasher. Tiled flooring, radiator, space for dining table and front-facing UPVC double glazed window.

Lounge

16'5" x 10'6"

Rear-facing UPVC double glazed window, French doors leading to the rear garden, laminate flooring and radiator.

Downstairs Wc

Two-piece suite comprising a low-level WC and wash hand basin, with side-facing UPVC double glazed window.

Bedroom One

12'2" x 10'6"

Rear-facing UPVC double glazed window, radiator and access to the en-suite shower room.

Ensuite

Three-piece suite comprising a step-in shower enclosure, low-level WC and vanity unit with wash hand basin.

Bedroom Two

13'1" x 7'3"

Front-facing UPVC double glazed window and radiator.

Bedroom Three

8'6" x 8'10"

Front-facing UPVC double glazed window and radiator.

Bathroom

Three-piece suite comprising a panelled bath with overhead shower, low-level WC and wash hand basin. Finished with a heated towel radiator.

Rear Garden

Enclosed rear garden, mainly laid to lawn with a patio area, providing an ideal outdoor space for relaxing and entertaining.



Terms

LEASEHOLD

PRICE: £350,000

Disclaimer

Clarke & Co. Estate Agents for themselves and the vendors, whose agents they are, give notice that all these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic tape' and therefore can only be an approximation. Items in photographs may not be included in the sale. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement and no warranty is given by Clarke & Co., their employees, agents or the vendors. The property is offered subject to

CLARKE & CO.

the property professionals

582 Broadway Chadderton
OL9 9NF

01616 825300
sales@clarkeand.co.uk