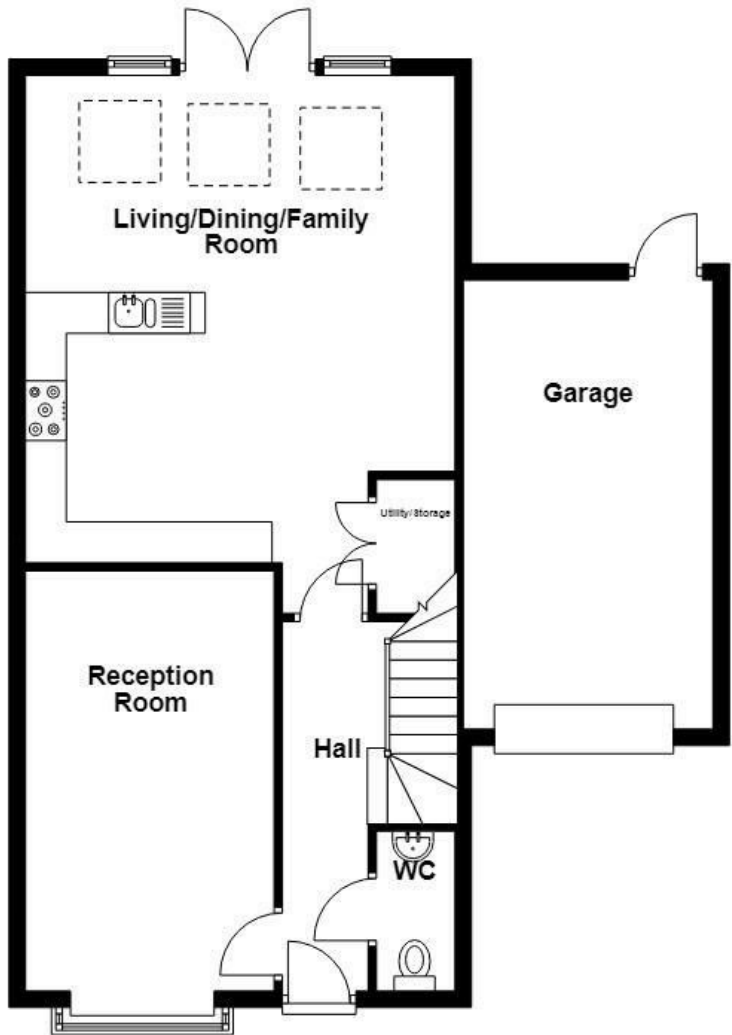
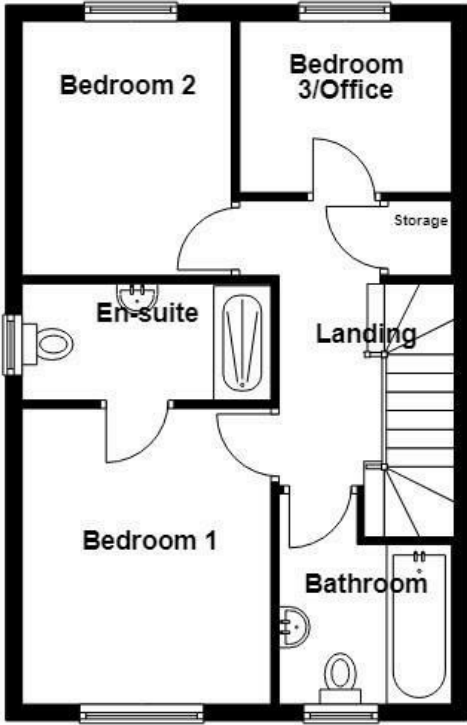


Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Montgomery Street, Manchester, M30 0YW

Offers Over £385,000

MODERN 3 BEDROOM DETACHED FAMILY HOME - IDEAL GROWING FAMILIES, NOT TO BE MISSED, SPACIOUS ACCOMMODATION, WELL PRESENTED THROUGHOUT.

Entrance hallway, living room, modern fitted kitchen diner & family room, downstairs w/c, 3 good size bedrooms including ensuite master bedroom and family bathroom.

Great size private enclosed rear garden with patio area, driveway & garage providing ample off street parking, popular location close to numerous local amenities including shops, schools and transport links.

Montgomery Street, Manchester, M30 0YW

Offers Over £385,000

3 bedrooms 2 bathrooms B

- Tenure Freehold
- Off Road Parking With Access To Garage
- Ideal Family Home With Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band D
- Open Plan Living With Modern Kitchen
- Abundance Of Indoor And Outdoor Space
- EPC Rating B
- Two Bathrooms And Downstairs WC For Convenience
- Easy Access To Major Network Links

Ground Floor

Entrance Hall

WC

Reception Room

16'10 x 10' (5.13m x 3.05m)

Kitchen/Dining/Family Room

19'7 x 17'3 (5.97m x 5.26m)

First Floor

Landing

Bedroom One11'10 x 10'1

En Suite

Bedroom Two

10'4 x 8'6 (3.15m x 2.59m)

Bedroom Three/Office

8'4 x 6'11 (2.54m x 2.11m)

Bathroom

External

Garage



Tel: 01617939622

www.keenans-estateagents.co.uk