



Kerscott Road, Manchester, M23

Guide Price: £320,000

Freehold

Kerscott Road, Manchester, M23

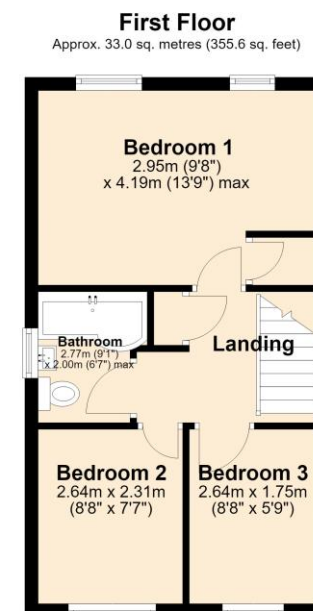
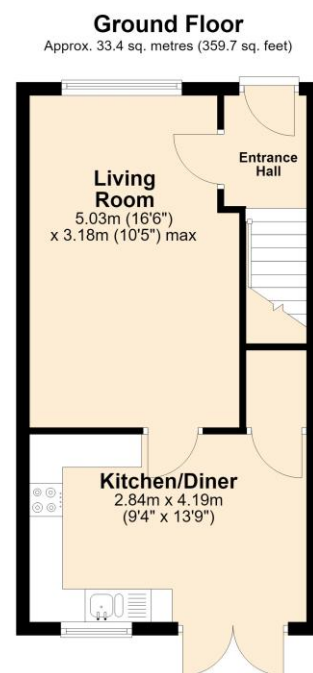
Situated on the popular Kerscott Road in Northern Moor, this modern three-bedroom semi-detached home occupies an impressive plot, offering excellent potential for future extension (subject to the necessary planning permissions). Ideally positioned close to the Metrolink, major motorway networks, Wythenshawe Park and a selection of highly regarded schools, the property is perfectly suited to growing families, professionals and those looking for a home with both immediate appeal and future potential.

To the front of the property is a generous double driveway, providing ample off-road parking. Stepping inside, you are welcomed by a bright entrance hallway, which leads into the spacious living room positioned to the front of the home. This inviting reception room is filled with natural light and benefits from stylish plantation shutters, creating a contemporary yet comfortable space for relaxing or entertaining.

To the rear of the property is a superb kitchen diner, thoughtfully designed with attractive forest green base and eye-level units, offering plenty of storage and workspace. There is ample room for a dining table and chairs, making it an ideal space for family meals and social occasions. Patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces.

The first floor offers three bedrooms. The principal bedroom is a generous king-size room, providing fitted wardrobes. The remaining bedrooms are ideal for children, guests or those working from home, all served by a modern three-piece family bathroom suite.

One of the property's standout features is the impressive rear garden. Enjoying a private south-easterly aspect, this generous outdoor space begins with a paved patio, perfect for outdoor dining and entertaining, while the remainder is laid to lawn, providing plenty of room for children to play, keen gardeners to enjoy, or for future extension potential.



Total area: approx. 66.4 sq. metres (715.2 sq. feet)

- Freehold
- EPC Grade TBC
- Council Tax Band C





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.