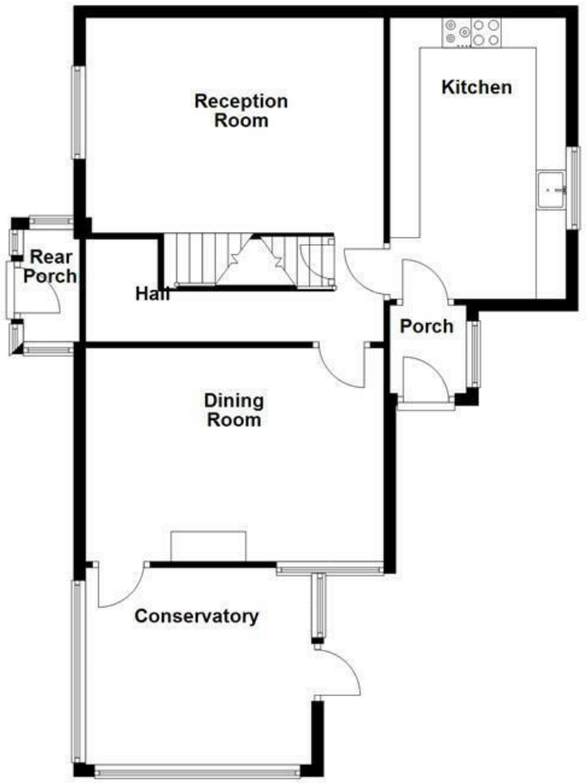
Keenans

Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.









Moorcock Avenue, Manchester, M27 8UN

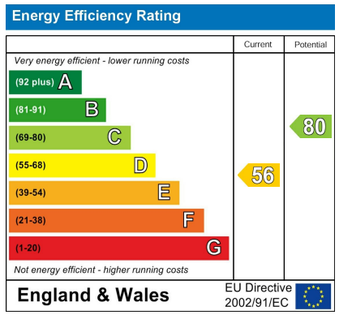
Offers Over £425,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with an abundance of indoor and outdoor space, this exceptional four bedroom detached property is being proudly welcomed to the market in the sought after location of Swinton. With fantastic cellar space, added conservatory and a stylish finish, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; a welcoming entrance porch leads on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads on to the inner hallway. The hallway guides you through to a spacious reception rooms, dining room, staircase to the first floor and staircase down to the cellar. The reception room leads on to a conservatory. The lower ground floor benefits from two generously sized cellar spaces. The first floor comprises of doors on to four generously sized bedrooms and a modern bathroom. Externally there is a wrap around garden with laid to lawn garden with paving, stone chip and bedding areas with a yard for up to 6 cars.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.



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.

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www.keenans-estateagents.co.uk

Moorcock Avenue, Manchester, M27 8UN

Offers Over £425,000

4 1 3 D

- Tenure Freehold
- Yard for up to 6 cars
- Enviable Contemporary Fitted Kitchen
- Ample Garden Space
- Council Tax Band C
- Detached Property
- Ideal Family Home
- EPC Rating D
- Four Bedrooms
- Viewing |Essential

Ground Floor

Entrance
UPVC double glazed frosted door to porch.

Porch
4'10 x 4'2 (1.47m x 1.27m)

UPVC double glazed frosted window, feature wall light, tiled floor and composite double glazed frosted door to kitchen.

Kitchen
15'5 x 9'8 (4.70m x 2.95m)

Two UPVC double glazed windows, central heating radiator, coving, range of panelled wall and base units, granite effect surfaces, tiled splash b ack, ceramic Belfast sink with mixer tap, three door Leisure range cooker with five ring gas hob and hotplate, extractor hood, space for American fridge freezer, integrated dishwasher, tiled floor and solid oak door to hall.

Hall
16' x 5'8 (4.88m x 1.73m)

Central heating radiator, coving, corbel, dado rail, ceiling rose, meter cupboard, smoke alarm, solid oak flooring, oak doors to reception room one, open arch to dining room, composite double glazed frosted door to rear porch, door to stairs to lower ground floor and stairs to first floor.

Reception Room
16'3 x 15'3 (4.95m x 4.65m)

Three UPVC double glazed windows, central heating radiator, coving, cast iron multi fuel burner with stone hearth and surround, television point, solid oak flooring and UPVC double glazed door to conservatory.

Conservatory
12'5 x 10'11 (3.78m x 3.33m)

UPVC double glazed window, polycarbonate roof, ceiling fan, tiled floor and UPVC double glazed French doors to rear.

Dining Room
16'4 x 11'10 (4.98m x 3.61m)

UPVC double glazed window, central heating radiator, coving, picture rail, two feature wall lights, stone fireplace and solid oak flooring.

Rear Porch
6'2 x 3'1 (1.88m x 0.94m)

UPVC double glazed frosted window, wood clad to ceiling, tiled floor and UPVC double glazed frosted door to rear.

Lower Ground Floor

Landing
13'1 x 5'10 (3.99m x 1.78m)

Under stairs storage, open to cellar room one and cellar room two.

First Floor

Landing
18'2 x 2'10 (5.54m x 0.86m)

Central heating radiator, air ventilator, loft access, dado rail, oak doors to four bedrooms and shower room.

Bedroom One
16'5 x 15'2 (5.00m x 4.62m)

Two UPVC double glazed window, central heating radiator and solid oak flooring.

Bedroom Two
12'11 x 11'11 (3.94m x 3.63m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three
9'7 x 8'10 (2.92m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Four
8'4 x 7'1 (2.54m x 2.16m)

UPVC double glazed window and central heating radiator.

Shower Room
9'9 x 5'11 (2.97m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with waterfall mixer tap, double direct feed steam rainfall shower enclosure with rinse head, tiled elevation, LED spotlights, extractor fan and tiled floor.

External
Stone paved patio seating area and pathway, stone chips, outside tap, wrap around laid to lawn garden, bedding areas and mature shrubs.














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