



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		75	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Holly Street, Manchester, M11 3BN

Offers Over £330,000

QUIRKY END TERRACE FAMILY HOME

Nestled on Holly Street in Manchester, this remarkable end terraced house presents an exceptional opportunity for families seeking a spacious and inviting home. With no chain delay, you can move in without the usual waiting period, making this property even more appealing.

The interior of the house has been beautifully maintained and features four generously sized double bedrooms, providing ample space for family living. The open plan kitchen and living area creates a warm and welcoming environment, perfect for both everyday life and entertaining guests. The neutral decoration throughout offers a blank canvas, allowing you to personalise the space to reflect your own style and preferences.

Conveniently located in the heart of Manchester City Centre, this property is just a stone's throw away from a variety of local amenities, including shops, schools, and bus routes. Major motorway links are also easily accessible, ensuring that commuting is a breeze. For sports enthusiasts, the Etihad Stadium and the newly developed Coop Arena are within a short walking distance, providing plenty of entertainment options.

Holly Street, Manchester, M11 3BN

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 4  2  1  C

- Quirky End Terrace Property
- Spread Across Three Floors
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Open Plan Living
- Tenure Leasehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

7'10 x 3'11 (2.39m x 1.19m)

Composite front door, UPVC double glazed window, smoke detector, wood effect laminate flooring, door to open plan kitchen/living area and stairs to first floor.

Open Plan Kitchen/Living Area

20'2 x 14'5 (6.15m x 4.39m)

Four UPVC double glazed windows, two central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, meter cupboard, spotlights, smoke detector, television point, wood effect laminate flooring, door to WC and UPVC double glazed sliding door to rear.

WC

4'11 x 3'5 (1.50m x 1.04m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan, spotlights and tiled effect vinyl flooring.

First Floor

Landing

15'8 x 3'1 (4.78m x 0.94m)

Smoke detector, extractor fan, doors leading to two bedrooms and stairs to second floor.

Bedroom One

10'11 x 9'3 (3.33m x 2.82m)

Two UPVC double glazed windows, central heating radiator and door to en suite.

En Suite

8'3 x 3'3 (2.51m x 0.99m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

15'1 x 12'1 (4.60m x 3.68m)

Three UPVC double glazed windows, central heating radiator, over stairs storage, under stairs storage and UPVC double glazed door to balcony.

Second Floor

Landing

10'8 x 6'2 (3.25m x 1.88m)

UPVC double glazed window, doors leading to bedroom three, bedroom four and Jack & Jill bathroom.

Bedroom Three

15'8 x 13'1 (4.78m x 3.99m)

Three UPVC double glazed windows, central heating radiator, feature wall light, mezzanine and door to Jack & Jill bathroom.

Jack & Jill Bathroom

7'8 x 4'7 (2.34m x 1.40m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, extractor fan, spotlights, loft access and tiled effect vinyl flooring.

Bedroom Four

14'7 x 9'7 (4.45m x 2.92m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobe and storage cupboard.

External

Rear

Laid to lawn garden with paving.

Front

Tarmac driveway.



Tel: 01706396140

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