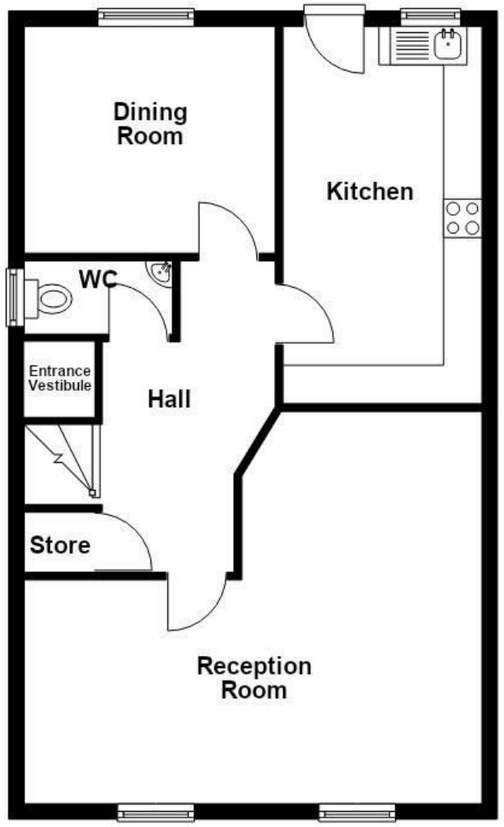
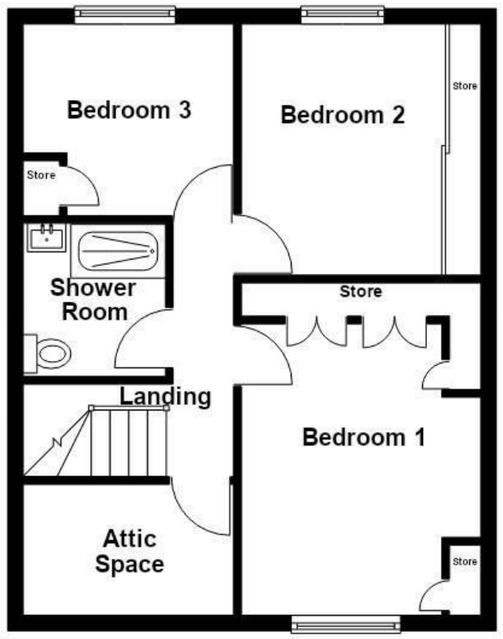
Keenans

Ground Floor



First Floor

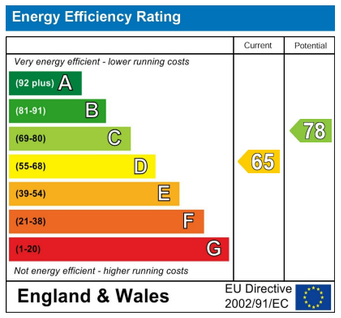












Moss Bank Road, Manchester, M27 9UU

£290,000

Nestled on Moss Bank Road in the charming area of Wardley, Swinton, this delightful three bedroom semi-detached home offers a perfect blend of comfort and modern living. The property boasts its own driveway, providing convenient off-road parking, a valuable feature in today's busy world.

Upon entering, you will be greeted by a bright and airy atmosphere, enhanced by the modern kitchen that is sure to impress. This well-designed space is perfect for both cooking and entertaining, making it an ideal hub for family gatherings or intimate dinners with friends.

The three bedrooms are generously sized, providing ample space for relaxation and rest. This home is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality.

The surrounding area of Wardley offers a friendly community feel, with local amenities and parks nearby, making it a wonderful place to call home. With excellent transport links to Manchester city centre, you can enjoy the best of both worlds – a peaceful residential setting with easy access to the vibrant city life.

In summary, this semi-detached home on Moss Bank Road is a fantastic opportunity for anyone seeking a modern and comfortable living space in a desirable location. Don't miss your chance to make this lovely property your own.

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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Moss Bank Road, Manchester, M27 9UU

£290,000

3 1 2 D

- Charming Three-Bedroom Semi-Detached Home
- Bright And Welcoming Accommodation
- Off Road Parking
- Tenure - Leasehold
- Modern Fitted Kitchen
- Ideal First-Time Buyer Opportunity
- EPC Rating - D
- Three Generously Sized Bedrooms
- Private Rear Garden
- Council Tax Band - C

Ground Floor

Entrance
UPVC double glazed door to entrance vestibule.

Entrance Vestibule
3'2 x 3 (0.97m x 0.91m)

Door leading to hall.

Hall
12'3 x 8'3 (3.73m x 2.51m)

Central heating radiator, smoke alarm, coving, laminate flooring, doors to WC, dining room, kitchen, reception room and storage, stairs to first floor.

Kitchen
16'1 x 8'6 (4.90m x 2.59m)

UPVC double glazed window, central heating radiator, panelled wall and base units with Quartz surfaces, sink and drainer with mixer tap, integrated double oven with induction hob, spotlights, plumbing for washing machine, integrated fridge, integrated dishwasher, tiled flooring, UPVC double glazed frosted door to rear.

Dining Room
10'9 x 9'8 (3.28m x 2.95m)

UPVC double glazed window, central heating radiator, coving.

Reception Room
19'9 x 16'9 (6.02m x 5.11m)

Two UPVC double glazed windows, central heating radiator, coving, living flame gas fire with marble hearth and wooden mantle, television point.

WC
6'4 x 3'2 (1.93m x 0.97m)

UPVC double glazed window, dual flush WC, corner wall mounted wash basin with mixer tap, laminate flooring.

First Floor

Landing
12'3 x 2'6 (3.73m x 0.76m)

UPVC double glazed window, coving, doors to three bedrooms, bathroom and loft space.

Shower Room
6'6 x 6'1 (1.98m x 1.85m)

UPVC double glazed window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower, extractor fan, tiled elevations, spotlights, lino flooring, underfloor heating.

Bedroom One
14'2 x 10'6 (4.32m x 3.20m)

UPVC double glazed window, central heating radiator.

Bedroom Two
10'9 x 10'6 (3.28m x 3.20m)

UPVC double glazed window, central heating radiator.

Bedroom Three
9 x 8'2 (2.74m x 2.49m)

UPVC double glazed window, central heating radiator, gas boiler in storage cupboard.

External

Front
Driveway for multiple vehicles leading to garage.

Rear
Paved patio area, steps, laid to lawn garden with paved pathway.





