

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

Gilbert Street, Manchester, M30 7DE

Offers Over £220,000

Welcome to this charming terraced home located on Gilbert Street in Eccles, Manchester. This delightful property boasts a large driveway at the front, providing ample off-road parking, which is a rare find in this area. The rear garden is generously sized and designed for low maintenance, making it an ideal space for relaxation or entertaining without the burden of extensive upkeep.

Upon entering the ground floor, you are greeted by a welcoming entry hall that leads to a spacious reception room, perfect for family gatherings or quiet evenings. The dining area flows seamlessly into the large kitchen, creating an inviting atmosphere for both cooking and dining. layout is perfect for modern living, allowing for easy interaction with family and friends.

Moving to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat. The fully fitted bathroom is conveniently located, ensuring that all your needs are met in this lovely home.

This property is not only well-situated in a friendly neighbourhood but also offers a perfect blend of space and functionality. Whether you are a first-time buyer or looking for a family home, this terraced house on Gilbert Street is sure to impress. Don't miss the opportunity to make this wonderful property your own.

Gilbert Street, Manchester, M30 7DE

Offers Over £220,000



- Three Bedrooms
- Perfect First Home
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Off Road Parking
- Viewing Essential
- Close to Amenities
- Modern Throughout
- Low Maintenance Rear Garden
- EPC Rating TBC

Entrance

Composite door to hallway.

Hallway

5'8 x 11'2 (1.73m x 3.40m)

Central heating radiator, stairs to first floor, door to reception room.

Reception Room

13'9 x 11'2 (4.19m x 3.40m)

UPVC double glazed window, central heating radiator, space for a fireplace. door to dining room.

Dining Room

10'3 x 9'7 (3.12m x 2.92m)

UPVC double glazed French door, central heating radiator, opening to kitchen.

Kitchen

10'4 x 9'9 (3.15m x 2.97m)

UPVC double glazed window, central heating radiator, wood panel wall and base units, laminate work top, ceramic half sink with mixer tap, plumbing for washing machine, space for double oven and American fridge/freezer.

First Floor

Landing

Doors to bedroom one, two, three and bathroom, loft access.

Bedroom One

13'8 x 10'1 (4.17m x 3.07m)

UPVC double glazed window, central heating radiator.

Bedroom Two

12'3 x 11'1 (3.73m x 3.38m)

UPVC double glazed window, central heating radiator.

Bedroom Three

7'3 x 9 (2.21m x 2.74m)

UPVC double glazed window, central heating radiator, storage.

Bathroom

7'7 x 5'6 (2.31m x 1.68m)

UPVC double glazed frosted windows, heated towel rail, tiled splash back, dual flush toilet, vanity top, PVC bath with mixer tap and direct feed shower.

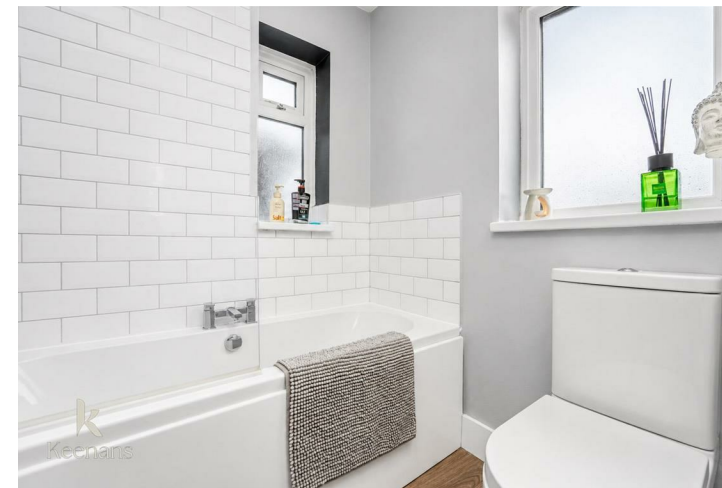
External

Front

Brick driveway.

Rear

Paved slabs with stone bedding.



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