



**GASCOIGNE
HALMAN**

Kerscott Road, Manchester

£335,000

THE AREA'S LEADING ESTATE AGENCY



Situated on the highly sought-after 'Kerscott Road', this modern semi-detached home provides exceptional living space throughout. The residence is conveniently located within walking distance of outstanding transport connections and local facilities, rendering it an ideal choice for a diverse range of buyers.

Property details

- Modern Semi Detached Property
- Three Generous Bedrooms - Master With Ensuite
- Walking Distance To Local Metro Link
- Contemporary Living Throughout
- Off Road Parking & Spacious Garden
- Situated On The Popular 'Kerscott Road'



About this property

This property is located within a well-established modern development that provides excellent contemporary living spaces suitable for today's families.

The ground floor features a spacious entrance hallway that includes a practical utility room, as well as a modern kitchen equipped with a variety of base and eye-level cabinets, complemented by a selection of built-in appliances. The living area is completed by a through lounge/dining room that has bi-folding doors leading to the rear garden.

On the first floor, there are three ample bedrooms, with the master bedroom featuring an en-suite shower room, in addition to a family bathroom.

Furthermore, the property boasts an enclosed garden at the back and a long driveway that allows for off-road parking. It is conveniently situated within walking distance of local metrolink stations.



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DIRECTIONS

M23 OGP

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

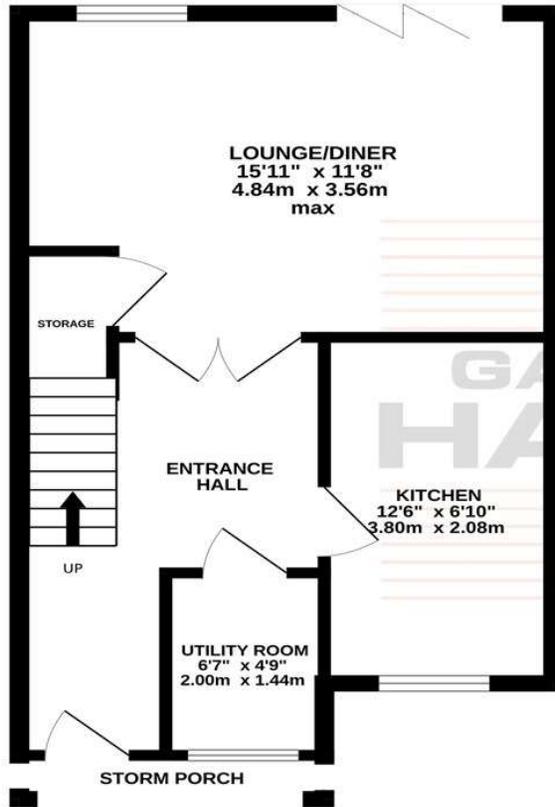
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

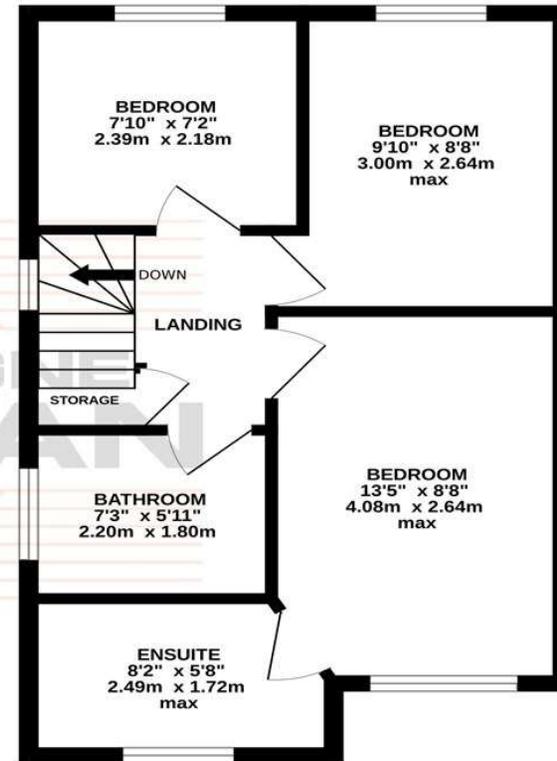
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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