



Offers Over £240,000

23 Myerscroft Close, Manchester, M40 3NN

- Semi Detached Property
- Three Bedrooms
- Open Plan Lounge To Dining Room
- Kitchen
- Modern Bathroom Suite
- Extended Property
- Enclosed Rear Garden
- Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

This extended, well presented, three bedroom semi detached property is situated on a cul de sac location in the popular residential area of New Moston, within easy access of excellent local schools and amenities and public transport links. Internal accommodation briefly comprises of entrance hall, open plan lounge, dining room and kitchen, three bedrooms and modern bathroom suite. Externally to the front of the property is a garden area and driveway providing off road parking, whilst to the rear of the property is a generous sized garden with decked patio, lawn garden, garden shed and gated side access. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a composite double glazed entrance door, shoe cupboard, laminate flooring and stairs leading to first floor.



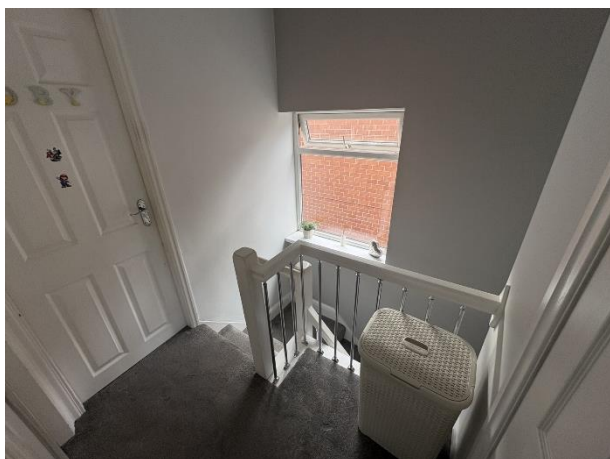
OPEN PLAN LOUNGE/DINING ROOM: Lounge area with fitted cupboards, radiator and UPVC double glazed window to front elevation. Dining area with radiator, under stairs storage cupboard and UPVC double glazed French doors.



KITCHEN: Kitchen extension with a range of wall and base units, stainless steel sink unit with mixer tap, plumbed for washing machine, integrated oven with four ring induction hob and extractor hood above, plumbed for dishwasher, spotlights to ceiling and UPVC double glazed window.



LANDING : With UPVC double glazed window.



BEDROOM ONE : Front double bedroom with fitted wardrobes radiator and UPVC double glazed window.



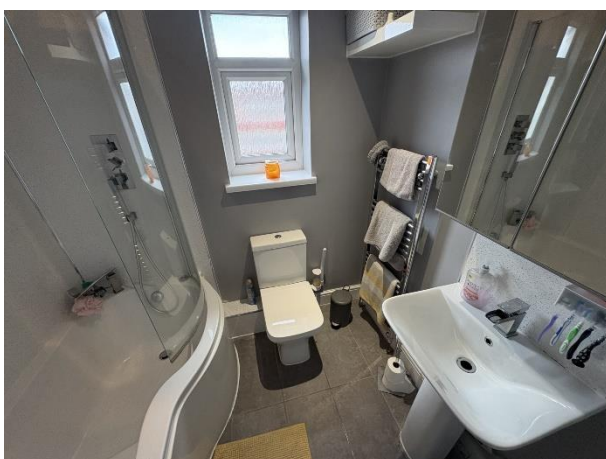
BEDROOM TWO : Rear double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



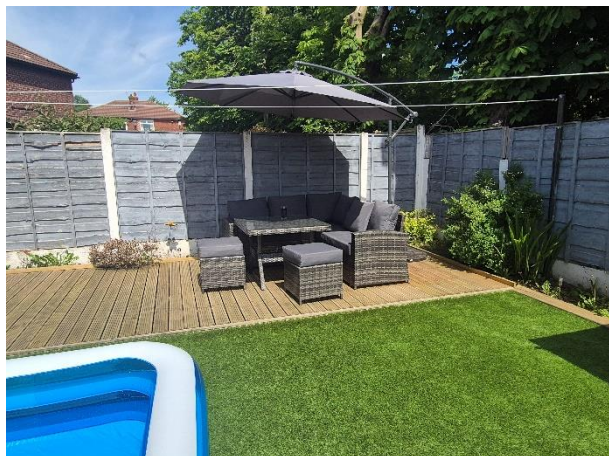
BEDROOM THREE : Rear single bedroom with fitted wardrobes and UPVC double glazed window.



BATHROOM : Modern bathroom comprising of bath with overhead rain shower, sink and WC, towel radiator, spotlights to ceiling and UPVC double glazed window.



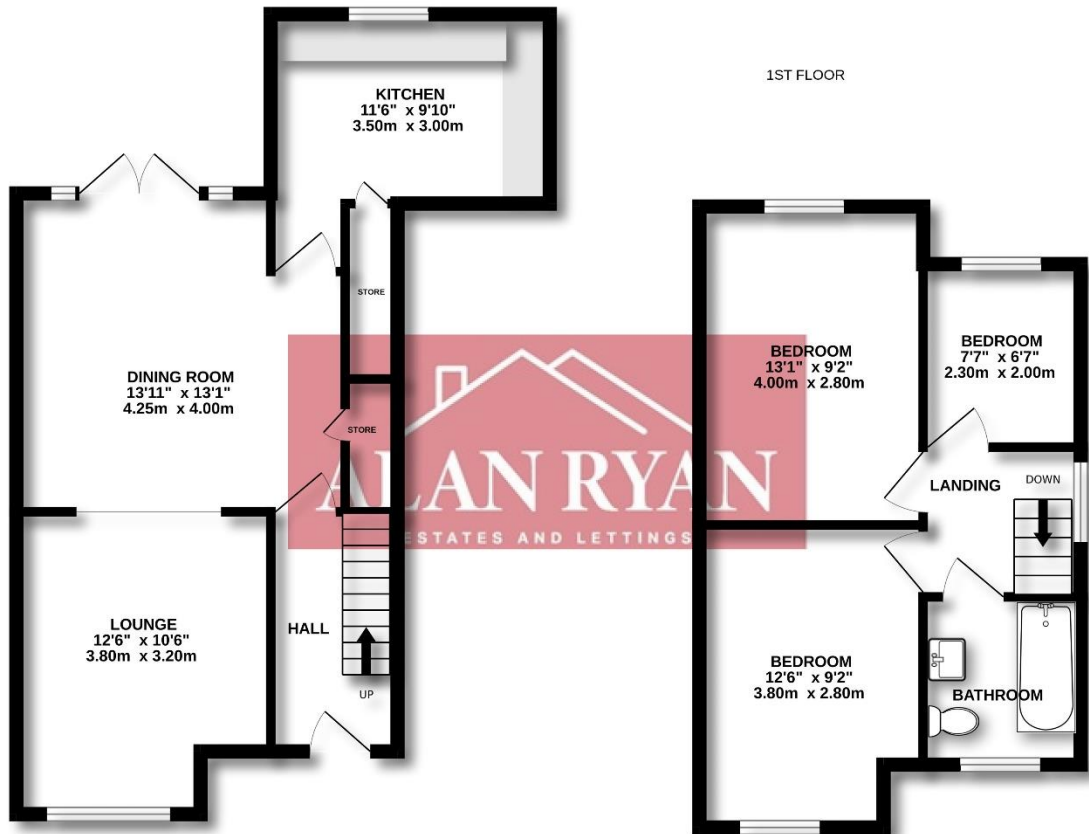
OUTSIDE : Externally to the front of the property is a garden area and driveway providing off road parking, whilst to the rear of the property is a generous sized garden with decked patio, lawn garden, garden shed and gated side access.



Floor Plan

GROUND FLOOR

1ST FLOOR



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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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.