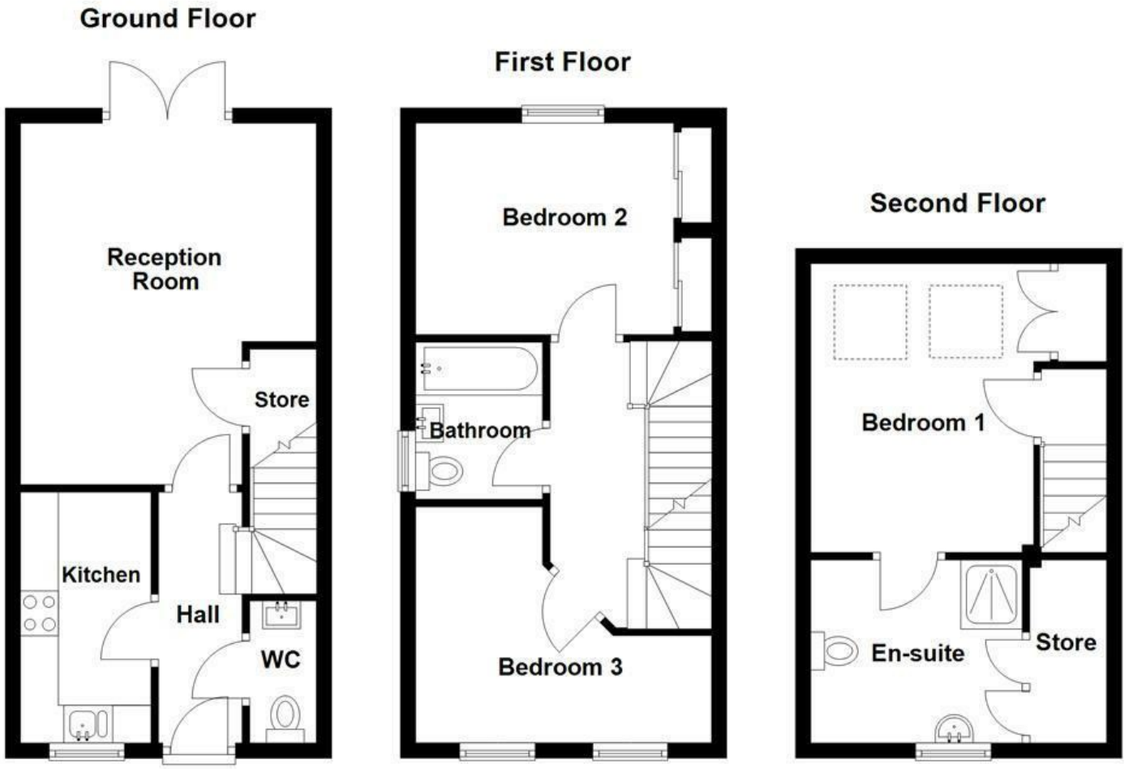
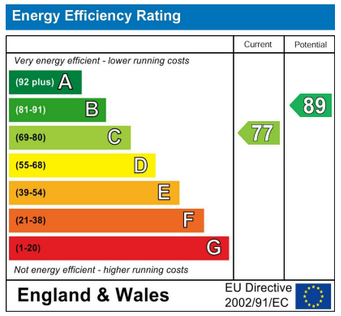




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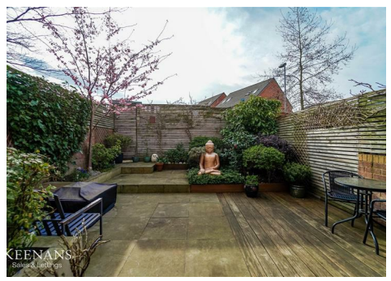
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Keenans









Hexagon Close, Manchester, M9 8RN

Offers Over £270,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish interiors, this exquisite three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Blackley within Manchester. With spacious rooms, neutral decorations and beautifully landscaped gardens, as well as benefitting from two bathrooms, double driveway and three generously sized bedrooms, this property is truly the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester City Centre, Salford and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, WC and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms, modern family bathroom and a staircase to the second floor. The second floor benefits from the main bedroom which boasts an en suite shower room. Externally there is an enclosed garden to the rear with paving, decking and bedding areas, as well as access on to two allocated parking spaces. To the front there is a garden with paving and bedding areas.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Hexagon Close, Manchester, M9 8RN

Offers Over £270,000

3 2 1 C

- Immaculate Semi Detached
- Three Bedrooms
- Two Bathrooms
- Modern Fitted Kitchen
- Neutral Decoration Throughout
- Low Maintenance Rear Garden
- Off Road Parking
- Tenure Leasehold
- Council Tax Band B
- EPC Rating C

Ground Floor

Entrance Hall

10'11 x 6'10 (3.33m x 2.08m)

Composite double glazed frosted leaded front door, smoke detector, tiled flooring, doors leading to WC, kitchen, reception room and stairs to first floor.

WC

6'2 x 2'11 (1.88m x 0.89m)

Electric heater, vanity top wash basin with mixer tap, dual flush WC, spotlights, extractor fan and tiled flooring.

Kitchen

10'11 x 5'8 (3.33m x 1.73m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, inset stainless steel one and a half bowl sink with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated dishwasher, space for fridge freezer, integrated washing machine, integrated boiler, spotlights and tiled flooring.

Reception Room

15'8 x 12'10 (4.78m x 3.91m)

Central heating radiator, television point, understairs storage, tiled flooring with underfloor heating and UPVC double glazed French doors to rear.

First Floor

Landing

12'6 x 6'11 (3.81m x 2.11m)

Central heating radiator, smoke detector, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom Two

12'10 x 9'2 (3.91m x 2.79m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

12'10 x 10'2 (3.91m x 3.10m)

Two UPVC double glazed windows with fitted shutters, central heating radiator and tiled effect vinyl flooring.

Bathroom

6'10 x 5'6 (2.08m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and overhead electric feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

Second Floor

Landing

10'2 x 3'1 (3.10m x 0.94m)

Smoke detector and door to bedroom one.

Bedroom One

12'6 x 11'1 (3.81m x 3.38m)

Two Velux windows, central heating radiator, loft access, fitted wardrobes and door to en suite.

En Suite

9'5 x 7'11 (2.87m x 2.41m)

Velux window, central heated towel rail, electric feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan, integrated linen cupboard and tiled flooring.

External

Rear

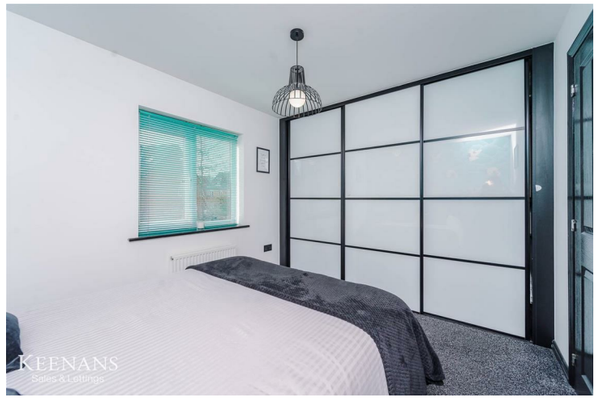
Enclosed garden with paving, decking, bedding areas and access to two allocated parking spaces.

Front

Garden with paving and bedding areas.





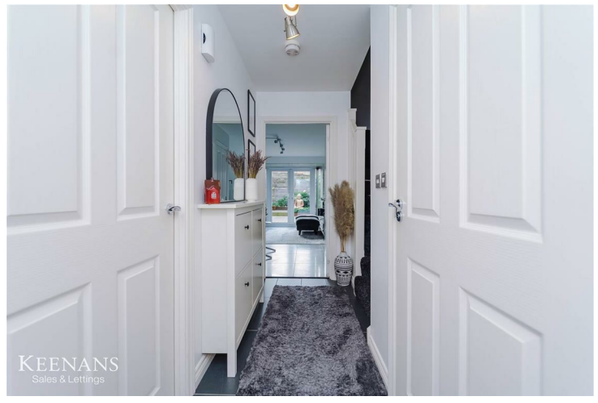












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