



Kerscott Road, Manchester, M23

Guide Price: £180,000

Leasehold

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This beautifully presented ground floor modern maisonette on Kerscott Road is offered with no onward chain. Perfectly located close to Sale Moor Village and within easy reach of the Metrolink. With its own private entrance, the home offers added privacy and a welcoming feel from the moment you arrive.

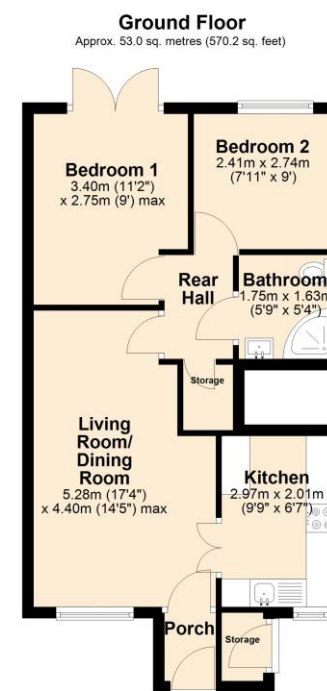
Upon entering through the private doorway, you are welcomed into a entrance hall that leads into the spacious living/dining room. This open and versatile space is ideal for both relaxing and entertaining, filled with natural light and offering ample room for furnishings. The modern fitted kitchen sits just off the living area and is equipped with contemporary base and eye-level units, complete with a range of integral and free standing appliances.

There are two generous-sized bedrooms, both well-proportioned. The main bedroom is a standout feature, boasting patio doors that open directly onto the enclosed garden area. This creates a lovely indoor-outdoor flow and allows easy access to a private space for relaxation. The modern fitted bathroom includes a walk in shower, WC and wash hand basin.

Outside, the property benefits from its own enclosed garden, accessed via the main bedroom. The garden is paved for low maintenance and features gated access, making it practical as well as private. It provides an ideal spot for outdoor seating, potted plants, or simply enjoying some fresh air.

Located in the desirable Sale Moor area, the property sits just a short stroll from local shops, cafés, and amenities within Sale Moor Village. Excellent transport connections, including nearby Metrolink stations, make commuting and travel exceptionally convenient.

- Leasehold
- EPC Grade TBC
- 999 years from 1 October 1999
- Ground Rent - Peppercorn
- Council Tax Band B



Total area: approx. 53.0 sq. metres (570.2 sq. feet)





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.