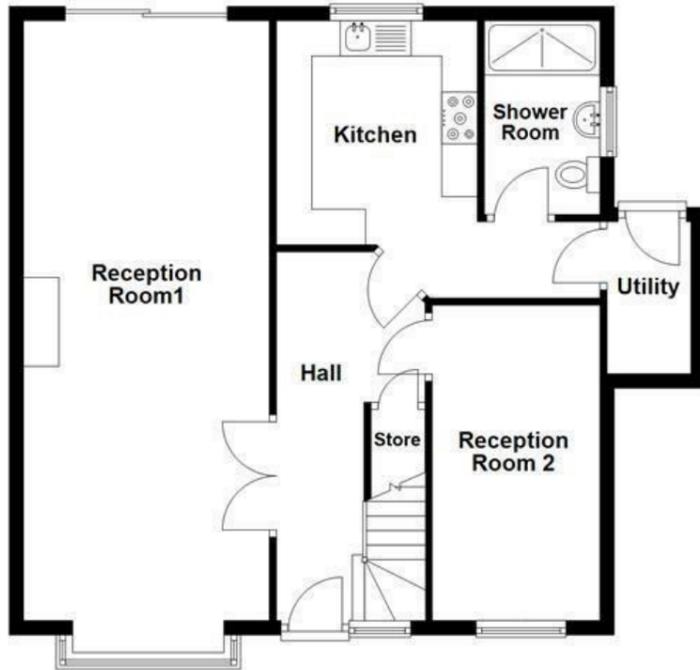
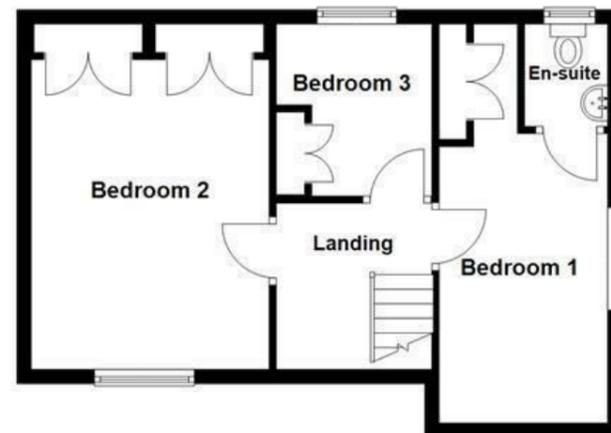


Ground Floor



First Floor



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.

## Harbourne Avenue, Manchester, M28 7UD

### £325,000

#### SPACIOUS FAMILY HOME IN MANCHESTER

Situated on the charming Harbourne Avenue in Worsley, Manchester, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are greeted by a spacious main reception room that effortlessly serves as both a living and dining area, creating an inviting space for family gatherings and entertaining guests. This room leads to the rear enclosed garden, providing a lovely outdoor retreat for relaxation and play.

The property boasts a second reception room, which can be utilised as a study, playroom, or additional living space, catering to your family's needs. The well-equipped kitchen is conveniently adjoined to a downstairs shower room, enhancing the functionality of the home and making daily routines a breeze.

Upstairs, you will find three well-proportioned bedrooms, each offering ample space and natural light. One of the bedrooms features an ensuite shower room, providing a private sanctuary for its occupant.

Additionally, the property benefits from off-road parking, ensuring convenience and ease for you and your guests. This house is not just a place to live; it is a home that offers comfort, space, and a welcoming atmosphere in a desirable location. Whether you are a growing family or looking for a peaceful retreat, this property is sure to meet your needs.

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# Harbourne Avenue, Manchester, M28 7UD

£325,000



- Semi Detached Dormer Bungalow
- Fitted Kitchen
- Ample Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Shower Room
- Spacious Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hall

17'0 x 6'11 (5.18m x 2.11m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, smoke detector, dado rail, under stairs storage, hardwood double doors to reception room one, doors to reception room two, kitchen and stairs to first floor.

### Reception Room One

27'9 x 11'5 (8.46m x 3.48m )

UPVC double glazed window, two central heating radiators, coving, electric fire with stone surround and UPVC double glazed sliding door to rear.

### Reception Room Two

14'7 x 7'9 (4.45m x 2.36m)

UPVC double glazed window, central heating radiator, coving and dado rail.

### Kitchen

12'9 x 9'6 (3.89m x 2.90m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood, integrated fridge, integrated freezer, integrated dishwasher, tiled effect flooring, doors to utility and shower room.

### Utility

7'1 x 3'10 (2.16m x 1.17m)

Boiler enclosed, plumbing for washing machine, tiled effect flooring and UPVC double glazed frosted door to rear.

### Shower Room

9'0 x 5'4 (2.74m x 1.63m )

UPVC double glazed window, central heating radiator, dual flush WC and bidet, vanity top wash basin with mixer tap, direct feed shower enclosed with rinse head, tiled elevations and tiled effect flooring.

## First Floor

### Landing

8'2 x 6'11 (2.49m x 2.11m)

Smoke detector, dado rail and doors leading to three bedrooms.

### Bedroom One

18'7 x 8'1 (5.66m x 2.46m )

UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

### En Suite

4'9 x 4'3 (1.45m x 1.30m )

UPVC double glazed frosted window, central heating radiator, dual flush WC with bidet, wall mounted wash basin with traditional taps, partially tiled elevations, extractor fan and vinyl flooring.

### Bedroom Two

16'0 x 11'5 (4.88m x 3.48m )

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

### Bedroom Three

10'1 x 7'1 (3.07m x 2.16m )

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

### External

### Rear

Enclosed garden with laid to lawn, paving and bedding areas.

### Front

Paved driveway.



Tel: 01617939622

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