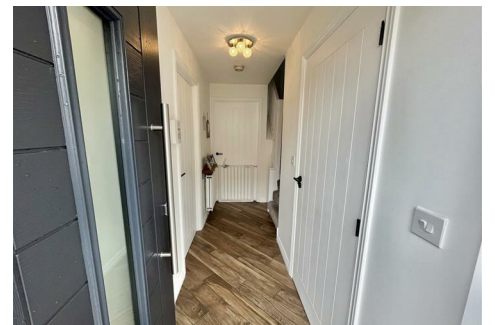




49 Kings Road, Manchester, M34 5FY

Offers Over £270,000

If you're looking for a home that you can move straight into and start enjoying from day one, this beautifully presented three bedroom semi detached property is well worth a closer look.

Occupying a pleasant position on a popular residential development, the property has been lovingly maintained and is presented to a high standard throughout, making it an ideal choice for first time buyers, couples, or young families alike.

As you approach the property you are greeted by driveway parking for two cars. Step through the front door into an entrance hall leading to a handy ground floor WC. The kitchen is set to the front of the house, and is modern and stylish with integrated appliances and quartz worktops. To the rear is a spacious lounge/diner, complete with french doors leading out to the rear garden, creating a sociable space for both everyday living and entertaining. Upstairs, there are three well proportioned bedrooms and a family bathroom.

Outside, the property continues to impress. To the front, a double driveway provides convenient off-road parking, while the rear garden has been designed with low

49 Kings Road

Audenshaw, Manchester, M34 5FY

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Entrance Hall

11'0" x 6'7" (3.36m x 2.00m)
Stairs to first floor. Door to:

Living Room

15'2" x 14'1" (4.62m x 4.30m)
Two windows to rear, double door, door to:

Kitchen

11'0" x 7'3" (3.36m x 2.20m)
Fitted with matching range of base and eyelevel units with co ordinating quartz worktops over. Inset sink with drainer and mixer tap. Built in eyelevel electric Bosch oven. Built-in eyelevel Bosch microwave oven. Integrated fridge freezer. Integrated dishwasher. Integrated washer dryer. Four ring induction hob with extractor over. Downlights to ceiling. Window to front elevation.

WC

6'1" x 2'11" (1.86m x 0.90m)
Window to side elevation. Radiator. WC. Wash hand basin.

Stairs and Landing

9'11" x 6'2" (3.03m x 1.89m)
Doors to all bedrooms and family bathroom. Loft hatch providing access to loft space.

Bedroom One

13'8" x 7'10" (4.17m x 2.40m)
Window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

Bedroom Two

11'11" x 7'10" (3.63m x 2.40m)
Window to front elevation. Radiator. Ceiling light.

Bedroom Three

9'4" x 6'2" (2.84m x 1.89m)
Window to rear elevation. Ceiling light. Radiator.

Bathroom

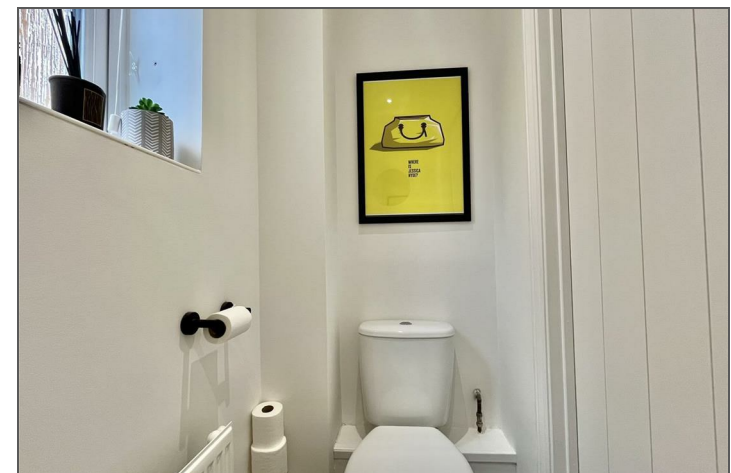
6'6" x 6'2" (1.99m x 1.89m)
Fitted with white three-piece suites comprising of panelled bath with glass shower screen and mains fed shower over, WC, and wash hand basin. Downlights to ceiling. Chrome heated towel rail. Window to rear elevation. Shaver socket. Extractor.

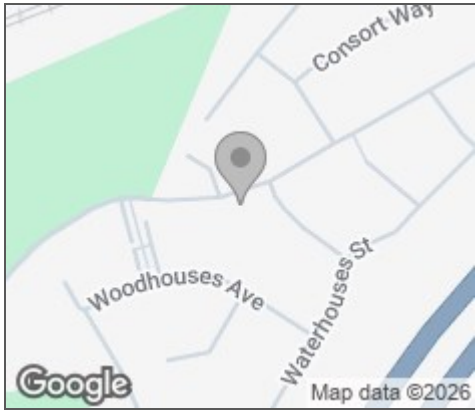
Outside and Gardens

Externally to the front there is a double driveway providing off road parking whilst to the rear there is a patio area, astro turfed garden and fenced borders.

Additional Information

Tenure: Leasehold
EPC Rating: B
Council Tax Band: C





Ground Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 69.5 sq. metres (747.6 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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	84 97
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales	

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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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