



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 76 |
| (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.

Memorial Road, Manchester, M28 3AG

£280,000

AN IMPRESSIVE THREE BEDROOM MID TERRACE HOME WITH LOFT ROOM

Situated on Memorial Road in the charming area of Worsley, Manchester, this delightful three bedroom mid-terrace house offers a perfect blend of comfort and modern living. Spanning three floors, the property boasts an inviting layout that is ideal for families or those seeking ample space.

Upon entering, you will find two spacious living areas that provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The dining room seamlessly opens into a large kitchen, creating a wonderful space for family gatherings and culinary adventures. The kitchen is well-equipped and designed to meet the needs of any home chef.

The main bedroom is a true retreat, featuring an en suite shower room that adds a touch of luxury to your daily routine. The additional bedrooms are generously sized, ensuring that everyone has their own comfortable space. The family bathroom is well-appointed, catering to the needs of the household.

This property is situated in a sought-after location, making it an excellent choice for those looking to settle in a vibrant community. With its ready-to-move-into condition, you can easily envision making this house your home. Whether you are a growing family or simply seeking more space, this mid-terrace house on Memorial Road is a fantastic opportunity not to be missed.

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£280,000



- Three Spacious Bedrooms And Loft Room
- Spacious Mid Terraced Home With Three Floors Of Living Space
- Two Cosy Living Areas
- Easy Access To Major Network Links And Close Proximity To Local Amenities
- Tenure Freehold
- Council Tax Band B
- Sought After Worsley Location
- Ideal Family Home Ready To Move Into
- EPC Rating D

Ground Floor

Entrance

UPVC frosted door to vestibule.

Vestibule

3'10 x 2'11 (1.17m x 0.89m)

Coving, part tiled elevation, tiled effect lino flooring and door to hall.

Hall

13'10 x 3'10 (4.22m x 1.17m)

Central heating radiator, coving, smoke alarm, doors to two reception rooms, stairs to first floor and herringbone floor.

Reception Room One

14'10 x 13'4 (4.52m x 4.06m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, pendant lighting and herringbone flooring.

Reception Room Two

14'8 x 13'11 (4.47m x 4.24m)

UPVC double glazed window, central heating radiator, ceiling rose, pendant lighting, feature wall lights, electric fire, solid wood floor, under stairs storage and open access to kitchen.

Kitchen

14'2 x 8'10 (4.32m x 2.69m)

Two UPVC double glazed windows, range of wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, space for fridge freezer, dishwasher, washing machine and dryer, Belling five ring gas hob and oven, extractor hood, Ideal boiler, wood clad to ceiling, composite frosted door to rear and LVT flooring.

First Floor

Landing

23'11 x 5'3 (7.29m x 1.60m)

Central heating radiator, doors to three bedrooms, bathroom, storage, and stairs to second floor.

Bedroom One

14'9 x 12'6 (4.50m x 3.81m)

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

En Suite

5'11 x 4'9 (1.80m x 1.45m)

UPVC frosted window, electric towel rail, dual flush WC, pedestal wash basin, enclosed direct feed shower and tiled floor.

Bedroom Two

13'3 x 9'5 (4.04m x 2.87m)

UPVC double glazed window, central heating radiator and fireplace.

Bedroom Three

9'9 x 7'11 (2.97m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

8'11 x 7'7 (2.72m x 2.31m)

UPVC frosted window, central heating radiator, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, panel bath with mixer tap, spotlights, tiled elevation and tiled floor.

Second Floor

Loft Room

17'6 x 9'2 (5.33m x 2.79m)

Velux window, central heating radiator, fitted wardrobe and eaves.

External

Rear

Enclosed paved garden, composite decking, outbuilding/storage, WC and EV charging point.

WC

4'5 x 3'2 (1.35m x 0.97m)

Traditional WC, tiled elevation and lino flooring.

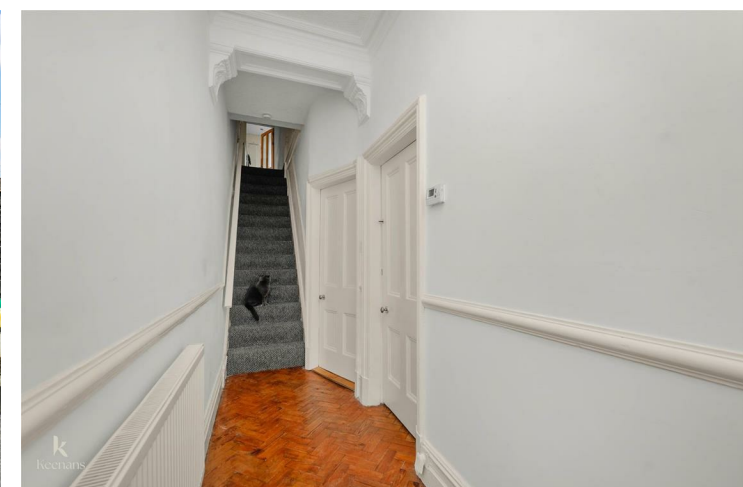
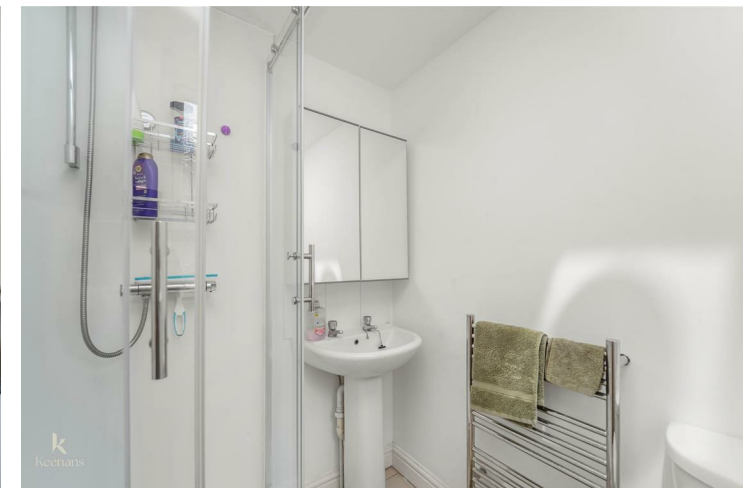
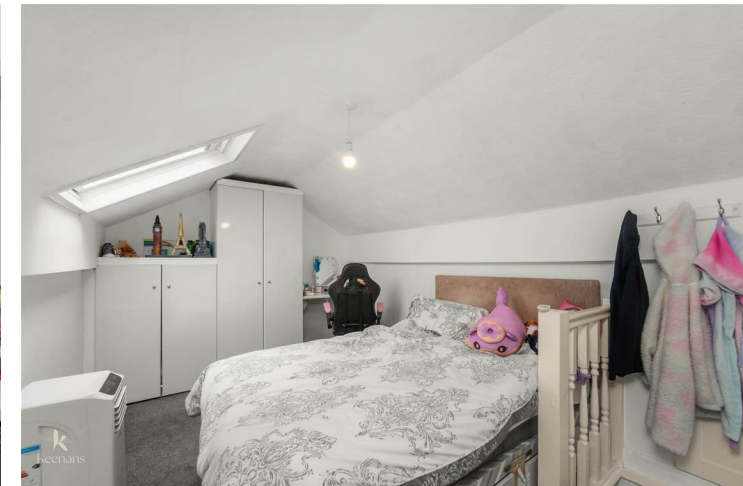
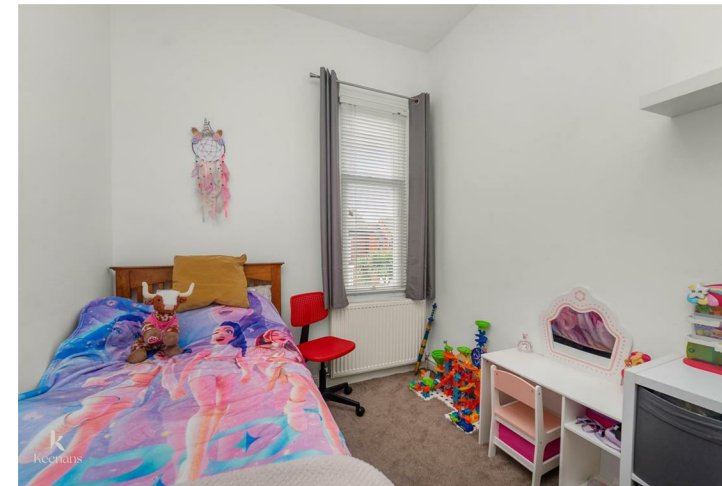
Storage

9'8 x 9'2 (2.95m x 2.79m)

Two UPVC double glazed windows, Velux window and power.

Front

Enclose paved courtyard, slate chippings and shrubbery.



Tel: 01617939622

www.keenans-estateagents.co.uk