



Kerscott Road, Manchester, Northern Moor, M23

Offers Over: £385,000

Freehold

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Occupying a generous plot on the ever-popular Kerscott Road in Northern Moor, this beautifully presented three-bedroom detached family home offers spacious, modern accommodation in a highly convenient location. Ideally positioned within easy reach of the Metrolink, motorway networks, excellent local schools, Sale Moor Village and Sale Town Centre, the property is perfectly suited to growing families and professionals alike.

To the front of the property is a well-manicured garden alongside a double driveway providing ample off-road parking, complete with the added benefit of an EV charging point.

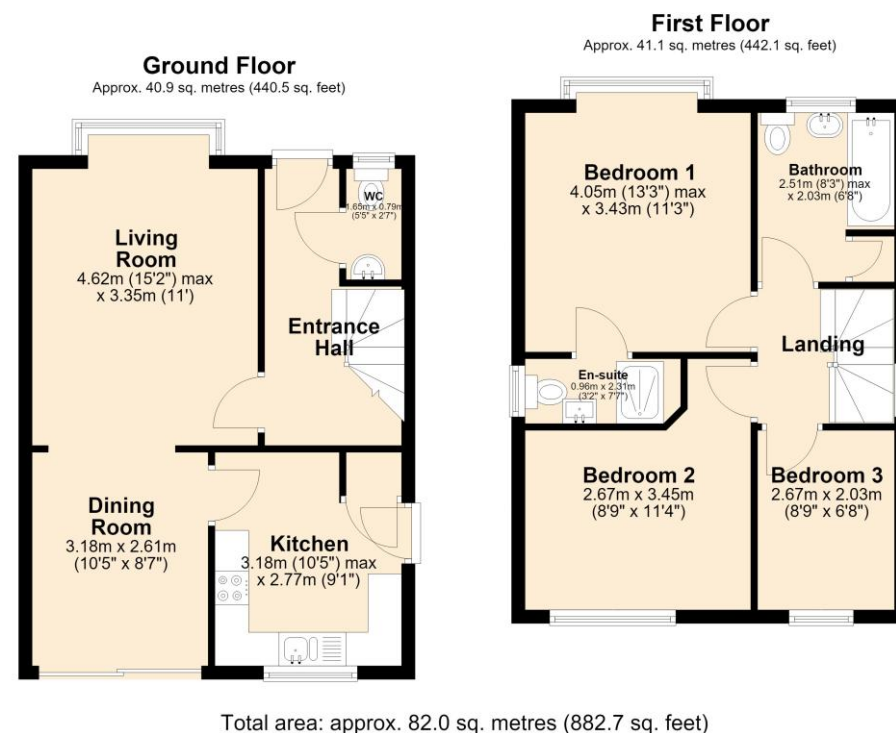
Stepping inside, you are welcomed by a bright entrance hallway which immediately sets the tone for the well-maintained accommodation throughout. To the left is a convenient downstairs WC, while to the right is a spacious living room featuring a charming box bay window that fills the room with an abundance of natural light, creating a warm and inviting space to relax.

An attractive archway leads seamlessly through to the dining room, providing an excellent space for family meals and entertaining. Sliding patio doors open directly onto the rear garden, allowing plenty of natural light to flow through while creating a wonderful connection between the indoor and outdoor living spaces.

The modern fitted kitchen offers an excellent range of base and eye-level units, complemented by a selection of integrated and freestanding appliances, providing both practicality and style for everyday family living.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary three-piece family bathroom, making the home ideal for modern family life.

Externally, the enclosed rear garden enjoys a paved patio seating area, perfect for outdoor dining and entertaining, with the remainder mainly laid to lawn, offering plenty of space for children to play or for keen gardeners to enjoy.



- Freehold
- EPC C
- Council Tax Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.