



156 Kerscott Road, Manchester, M23 0GP

\*CHAIN FREE\* A three bedroom detached family home, offering spacious accommodation, located within the highly sought after Kerscott Road development within walking distance of Metrolink.

The property briefly comprises: Entrance Hall, Lounge, Dining Room and Fitted Kitchen. To the first floor there are two double bedrooms, a sizable third bedroom and fitted Family Bathroom. Externally there is ample off road parking for multiple vehicles and private enclosed rear garden that is mainly laid to lawn with rear border, paved patio and driveway. Call now to view!

**£325,000**

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

### Kitchen

Welcomeing hallway accessed via a solid wooden door with glazed insert. 8'8" x 7'8"

Fitted with a range of wall and base level units with complementary work surfaces incorporating a 1 ½ stainless steel sink with mixer tap and drainer, single oven, 4 ring gas hob, extractor fan and space and plumbing for white goods. UPVC double glazed window to the rear aspect.

### First Floor

#### Master Bedroom

13'5" x 8'9"

Generous bedroom with UPVC double glazed window to the front elevation. Carpeted flooring, ceiling light point and radiator.

#### Bedroom Two

11'5" x 8'9"

Another good sized double bedroom with UPVC double glazed window to the rear elevation. Carpeted flooring, ceiling light point and radiator.

### Entrance Hall

Ceiling light point and carpeted flooring.

### Lounge

17'3" x 11'6"

Spacious reception room with feature fireplace, UPVC double glazed bay window to the front aspect, carpeting flooring, ceiling light point, understairs storage cupboard and wooden french doors into the dining room.

### Dining Room

8'8" x 7'1"

Further reception space, UPVC double glazed sliding door to the rear aspect, laminate flooring, ceiling light point.

### Bedroom Three

8'7" x 6'0"

UPVC double glazed window to the front elevation. Laminate flooring, ceiling light point and radiator.

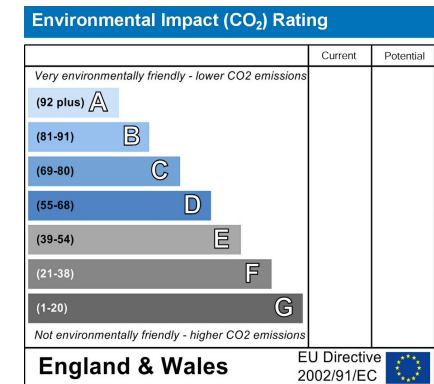
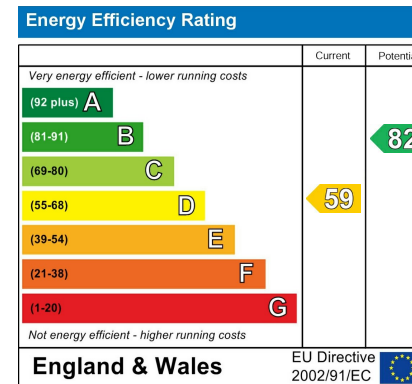
### Bathroom

8'0" x 6'0"

Three piece suite comprising low level W.C, pedestal wash hand basin and panelled bath. Tiled walls. Obscured UPVC double glazed window to the rear elevation. Ceiling lighting and radiator.

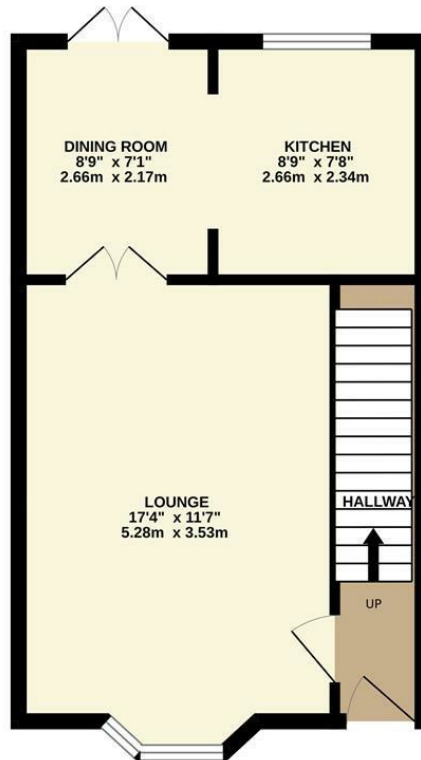
### Externally

The front of the property there is a driveway providing ample off road parking, wooden gate leading to the rear garden. Lawned area at the front with shrubbery. To the rear of the property the garden is mainly laid to lawn with flagged patio area, providing space for alfresco dining. Enclosed by timber fencing.

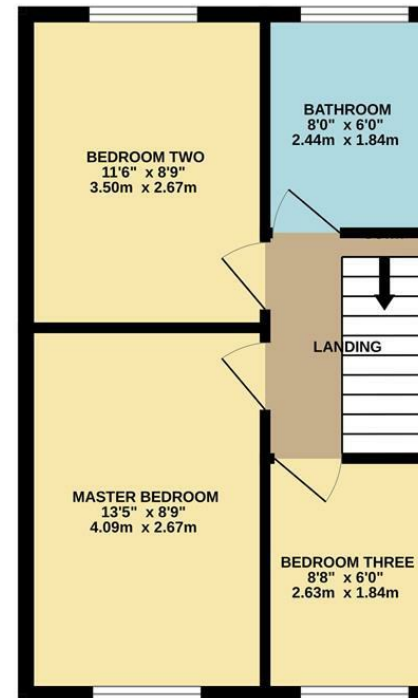




GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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