



115 Kerscott Road, Manchester, M23 0GD

No Chain! A modern three bedroom family home situated on the popular Kerscott Road development, within catchment area for good schools, close to Wythenshawe Park, Metrolink, Manchester Airport and motorway links. Also easy access to Sale Town Centre and a short walk to Sale Moor village and its amenities. The property briefly comprises; spacious entrance hall, downstairs WC, modern kitchen, open plan lounge dining room with doors to the gardens. Three well proportioned bedrooms, bedroom one benefitting from an ensuite shower room, plus a separate family bathroom. The property benefits from an enclosed rear garden and driveway down the side of the property. Newly Fitted Carpets. Gas fired central heating from a combination boiler replaced 2021. Freehold. Manchester Council Tax Band C. EPC Rating C.

£315,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Grounf Floor

Entrance Hall

Stairs to the first floor. Single radiator. UPVC double glaze window to the side aspect.

Cloaks WC

Low Level WC. Pedestal wash hand basin with tiled splashback. Single radiator. UPVC double glazed, frosted window, front aspect

Lounge

14'11" x 12'0"

Good size reception room with feature fireplace, ceiling, coving, double radiator, single radiator. UPVC double glazed windows to rear aspect overlooking at the gardens. UPVC double glazed sliding patio doors to the rear garden.

Kitchen

11'1" x 6'9"

Modern range of base and eyelevel kitchen units with work surface areas

incorporating, one and a half bowl, single drainer stainless steel sink unit together with mix tap and tiled surround. Built-in fan oven. Four ring gas hob with extractor above. Space for tall fridge freezer. Recess plumbing for washing machine. Wall mounted gas central heating boiler. Double radiator. UPVC double glazed windows front aspect.

First Floor

Landing

Airing cupboard. UPVC double glazed windows to side aspect.

Bedroom One

13'2" x 8'6"

A good size double bedroom. Built-in double wardrobe unit with sliding fronted doors. Single radiator. UPVC double glaze windows to front aspect.

En Suite

8'3" x 5'9"

Modern ensuite shower room with mains shower. Wash hand basin vanity unit with mixer tap and mirror above. Low level WC. Single radiator. UPVC double glazed frosted window to the front aspect.

Bedroom Two

12'0" x 8'6"

Another double bedroom with double sliding mirror wardrobe. Single radiator. UPVC double glazed window to the rear aspect.

Bedroom Three

6'9" x 6'8"

Single bedroom with single radiator. UPVC double glazed window to the rear aspect overlooking the gardens. Loft access point leading to a part board loft space.

Bathroom

6'5" x 5'6"

Fitted with white three-piece suite with part tiled walls. Panneled bath with mains shower. Pedestal wash hand basin. Low level of WC. Single radiator. Extractor fan. UPVC double glazed frosted window to the side aspect.

Outside

Larger than average plot for the development being mainly laid to lawn, fencing enclosure and shrubbery displays. Sun patio area, hardstanding for garden shed and secured gated access to the front.

To the front there is a further lawned garden. Brick block driveway for off road road parking. Outside lighting.

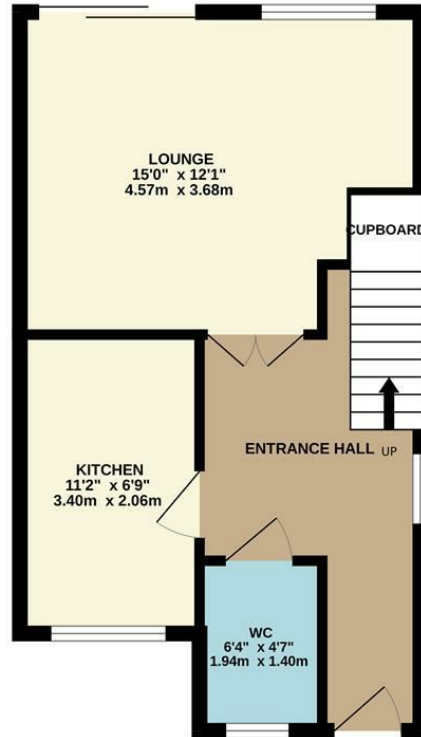


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	
England & Wales		
EU Directive 2002/91/EC		

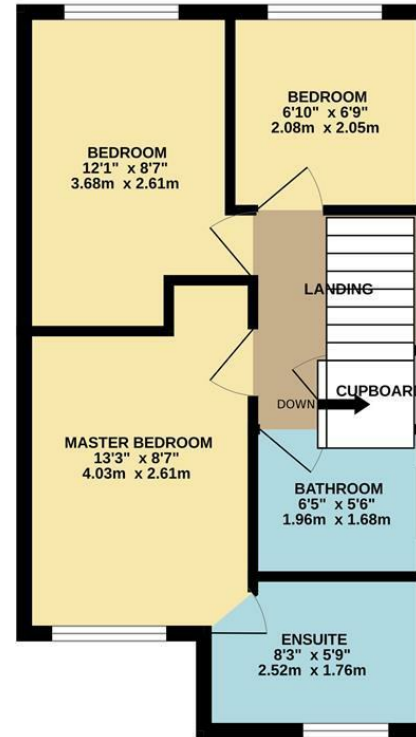
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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