



jordan fishwick

35 Kerscott Road, Manchester, M23 0GD

A modern and well presented three bedroom detached home, ideally located within walking distance to Northern Moor Metrolink and within easy reach to Sale Town Centre and Sale Moor Village. Also offering great commuter travel links, good local schools and parks such as Wythenshawe Park & Sale Water Park.

The property comprises in brief; hallway, downstairs WC, spacious living room and modern kitchen with patio doors onto the well manicure garden. To the first floor, three well proportioned bedrooms and a stunning three piece bathroom suite. Access from the landing to the loft that is boarded, has power and a drop down ladder.

Externally, to the front, small garden and large three car driveway running down the side of the house, secured half way by iron gates. To the rear a sunny garden, mainly laid to lawn with Indian stone patio. Detached garage has been converted into home office whilst provided ample storage space to the front. The property is gas central heated, boiler fitted 2020 and double glazed throughout. CALL NOW TO VIEW!

£365,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Hallway

Welcoming entrance hallway, carpeted flooring, radiator and ceiling light point.

Downstairs WC

Downstairs WC, with window to front aspect. Low level WC and pedestal hand wash basin.

Living Room

Spacious living room with window to front aspect. Carpeted flooring, ceiling light point and radiators. Access to sizeable under stairs storage.

Kitchen

Modern kitchen with fitted good range of wall and base units, electric oven, hob and extractor hood fitted. Space and plumbing for washing machine and fridge freezer. Window to rear aspect and patio doors onto the garden.

First Floor

Carpeted stairs to first floor. Window to side aspect.

Master Bedroom

Double bedroom, benefiting from fitted wardrobes and storage cupboard. Windows to front aspect, carpeted flooring, ceiling light point and radiator.

Bedroom Two

Double bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator.

Bedroom Three

Bedroom with window to rear aspect. Carpeted flooring, ceiling light point and radiator.

Shower Room

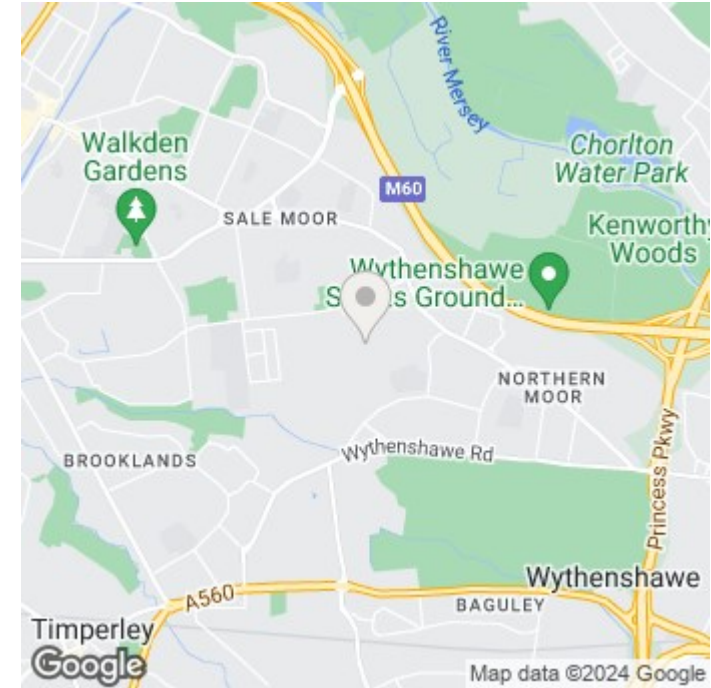
Modern fitted shower room window to side aspect. Low level WC, hand wash basin with vanity unit and shower cubicle.


Externally


To the front a small garden and large three car driveway running down the side of the house, secured half way by iron gates. To the rear a sunny garden, mainly laid to lawn with Indian stone patio.

Garage

Detached garage has been converted into home office whilst provided ample storage space to the front.

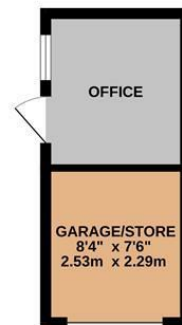


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	87
England & Wales	EU Directive 2002/91/EC 	

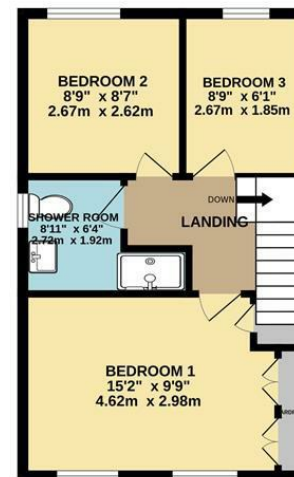
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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