



**95 Kerscott Road, Manchester, M23 0GD**

Offers Over £325,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)







# Jordan fishwick

- Three Bedroom Semi-Detached House
- Popular Location
- Modern Kitchen
- Ensuite Shower Room to Bedroom One
- Conservatory
- NO CHAIN
- Freehold
- Council Tax Band C
- EPC C

**\*\*NO CHAIN\*\*** Well presented, modern built 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 walk to Sale Moor village and its amenities.

The property comprises; spacious entrance hall, downstairs WC/utility room with plumbing for washing machine, modern kitchen, open plan lounge dining room with double doors to the conservatory. Three well proportioned bedrooms, the master bedroom benefitting ensuite shower room, plus a separate family bathroom. The property benefits from an enclosed rear garden and driveway down the side of the property. With scope for further development subject to relevant planning permission.

Council Tax Band C. EPC Rating C. Freehold.







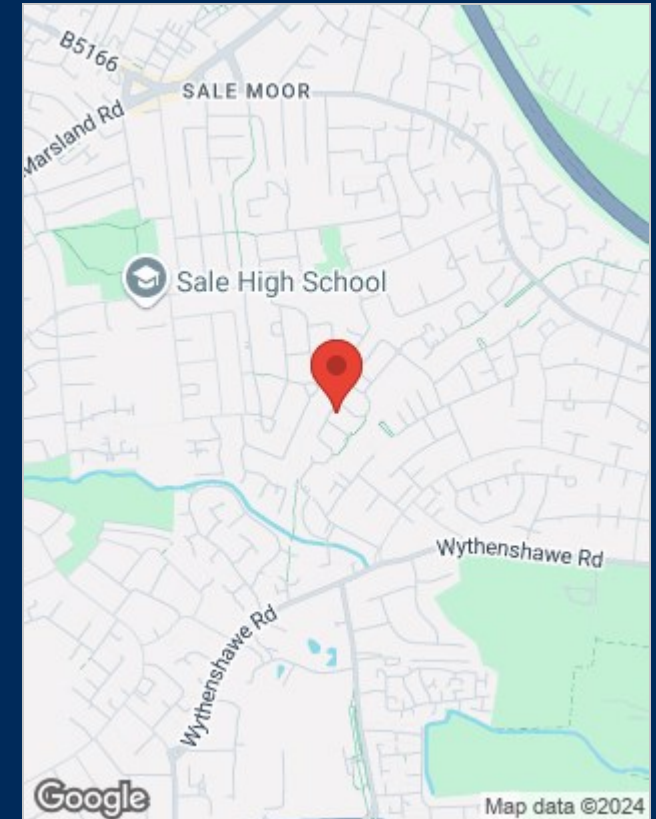




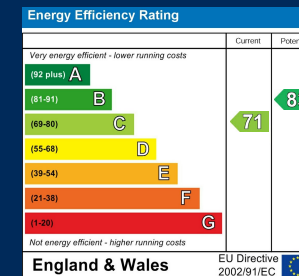
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.