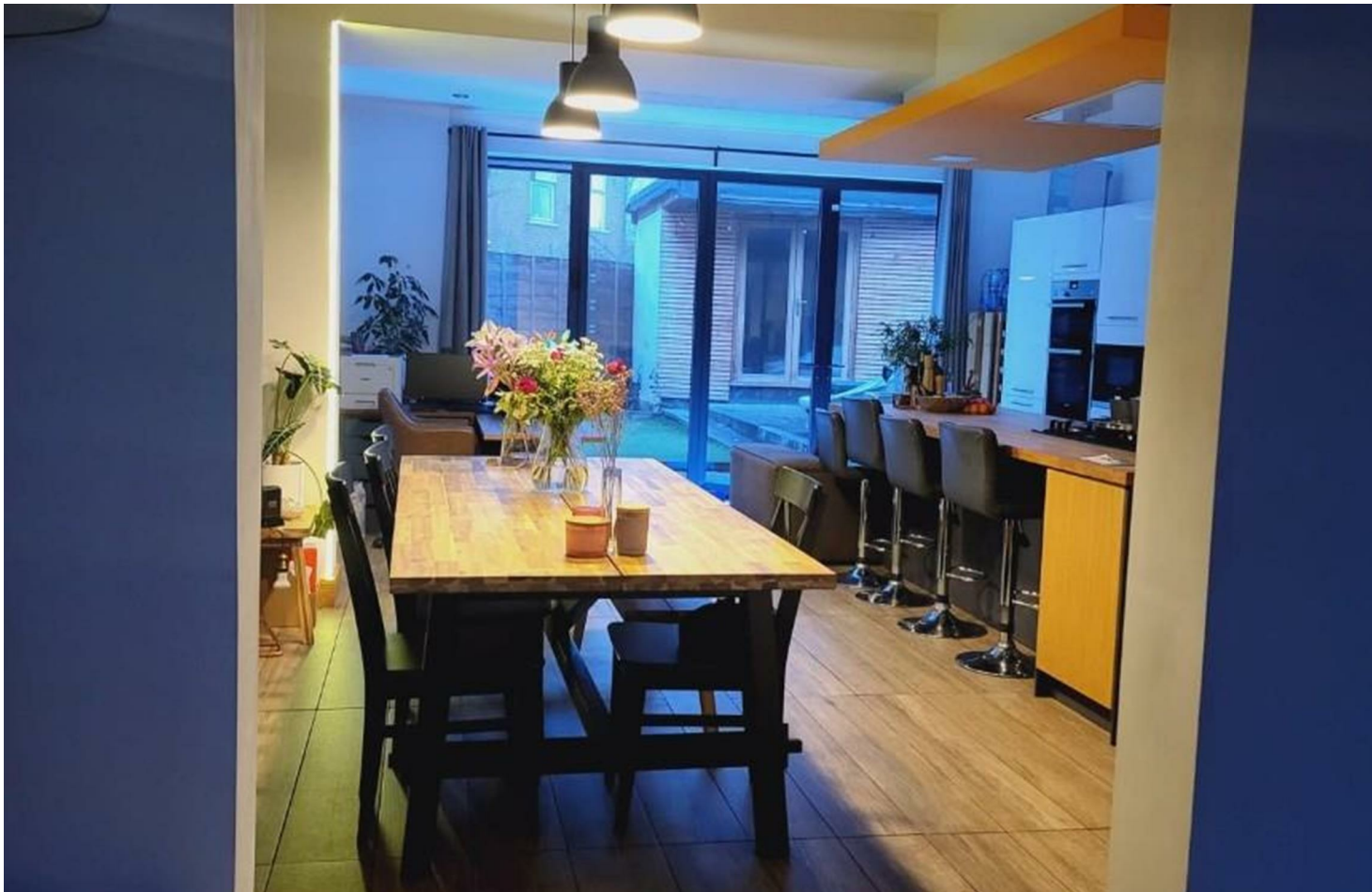




*jordan fishwick*

WEST POINT  
Kingsway



# Kingsway, West Point, M19 2DD

£450,000



## The Property

A STUNNING EXTENDED FAMILY HOME with BEAUTIFULLY STYLED living space arranged over THREE FLOORS, including THREE DOUBLE BEDROOMS, TWO BATHROOMS and an impressive open plan 23ft living/kitchen area with bi-fold doors, 1534 sq ft. Under floor heating to the ground floor and solar panels are also installed. The accommodation comprises: Large reception hallway, lounge with bay window, stunning open plan living/kitchen area. To the first floor: Spacious landing, two double bedrooms and fully tiled bathroom with white suite. To the top floor a light and spacious master bedroom suite with en suite shower and balcony. To the front there is off road parking, whilst to the rear there is an enclosed garden with sitting area, summer house/external store, internal viewing essential to fully appreciate the full scope of this property.

## Directions

M19 2DD



- An extended 3 double bedroom property
- Master bedroom with en suite shower & balcony
- Open plan living/kitchen area with bi fold doors
- Fitted kitchen with built in appliances
- Underfloor heating to ground floor
- Enclosed attractive garden to rear
- Solar panels installed to roof

**Postcode** - M19 2DD

**EPC Rating** - E

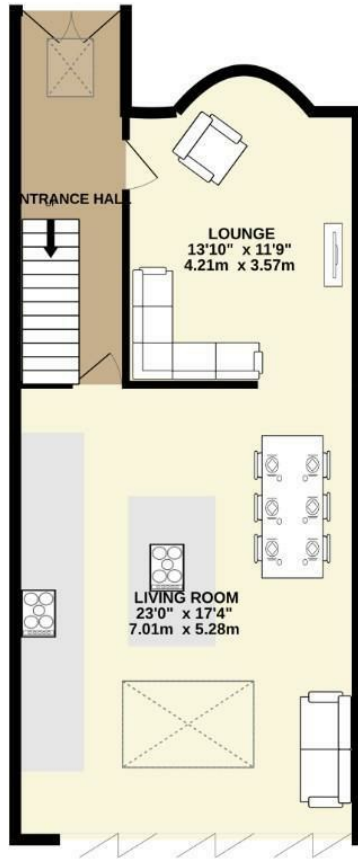
**Floor Area** - 1534.00 sq ft

**Local Authority** - Manchester City Council

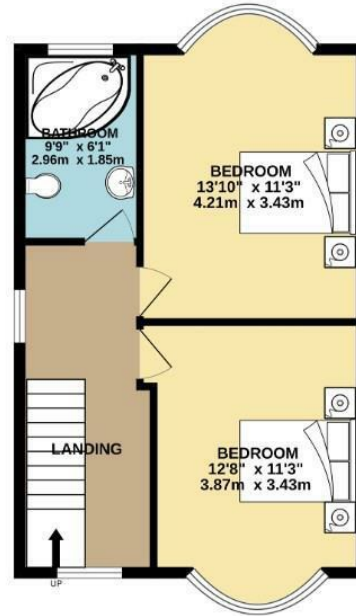
**Council Tax** - C



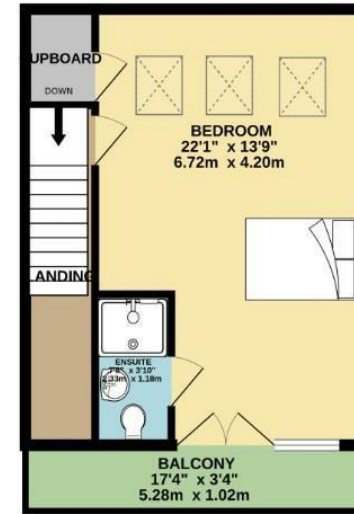
GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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