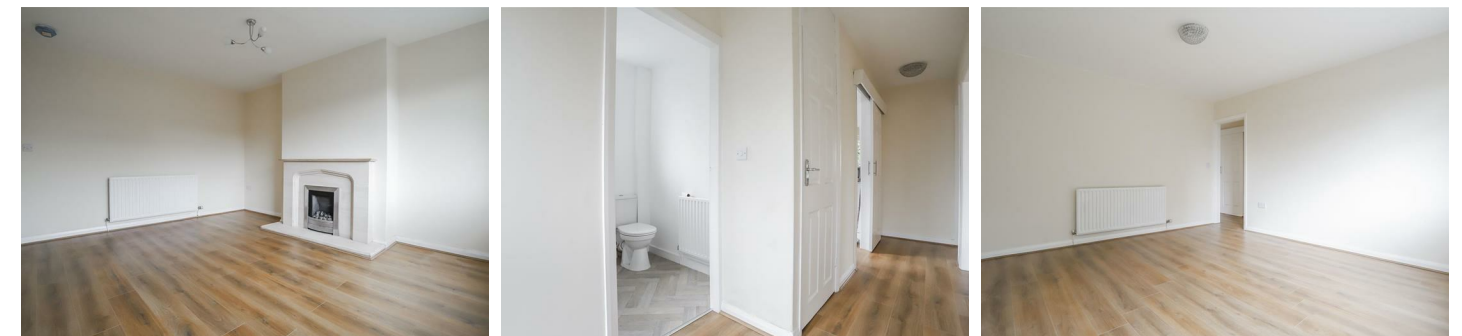


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Chorley Road, Manchester, M27 9RJ

£1,295 (From) Per Month

A NEWLY RENOVATED THREE BEDROOM DORMER BUNGALOW

Set back from the road, sits this newly renovated three bedroom dormer bungalow has bright, neutral decor with ample off road parking and a good sized rear garden. The property is perfect for a couple or a small family looking to find a property they can move straight into. This property is not one to be missed!

The property comprises briefly, to the ground floor: entrance to the hallway which has doors providing access to the downstairs WC, reception room one, reception room two/bedroom three, to the kitchen and the cloakroom. The kitchen is fitted with modern wall and base units and is open to the third reception room. The third reception room has stairs leading to the first floor and french doors providing access to the rear garden. To the first floor there is a landing with doors providing access to two bedrooms and a three piece shower room.

Externally, to the front of the property there is an enclosed garden and gated off road parking. To the rear of the property there is an enclosed garden with a paved patio, lawn area and timber shed.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  D

- Three Bedroom Dormer Bungalow
 - Ample Off Road Parking
 - Fitted Kitchen
 - Close Proximity To Amenities
- Council Tax Band C
 - Popular Location
 - Ideal For Small Family Or Couple
- EPC Rating D
 - Three Piece Shower Room
 - Easy Access To Commuter Routes

Ground Floor

Entrance

Via a UPVC double glazed front door to hall.

Hall

16'2 x 4'10 (4.93m x 1.47m)

UPVC double glazed frosted window, central heating radiator, wood effect floor, doors to WC, reception room one, reception room two/bedroom three, kitchen and cloakroom.

WC

6'3 x 5'5 (1.91m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and laminate floor.

Reception Room One

13'10 x 11'10 (4.22m x 3.61m)

UPVC double glazed window, central heating radiator, gas fire with stone surround, television point, wood effect floor and smoke alarm.

Reception Room Two/Bedroom Three

13'3 x 11'11 (4.04m x 3.63m)

UPVC double glazed window, central heating radiator and wood effect floor.

Kitchen

11'1 x 7'3 (3.38m x 2.21m)

UPVC double glazed window, white gloss wall and base units, laminate worktop, stainless steel sink and drainer with mixer tap, oven/grill, four ring electric hob and extractor hood, space for fridge freezer, plumbed for washing machine, part tiled elevation, open to reception room three, wood effect floor and smoke alarm.

Reception Room Three

10'8 x 8'1 (3.25m x 2.46m)

Two UPVC double glazed windows, central heating radiator, wood effect floor, UPVC double glazed French doors to rear garden and stairs to first floor.

First Floor

Landing

9'2 x 5'8 (2.79m x 1.73m)

Access to eaves, doors to two bedrooms, shower room and boiler in eaves.

Bedroom One

19'10 x 10'1 (6.05m x 3.07m)

UPVC double glazed window, central heating radiator, fitted wardrobes and two storage cupboards.

Bedroom Two

12'2 x 7'9 (3.71m x 2.36m)

UPVC double glazed window, central heating radiator and storage cupboard.

Shower Room

7'8 x 7'2 (2.34m x 2.18m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, main feed corner shower with rinse head, part PVC elevation, wood effect floor and extractor fan.

External

Rear

Enclosed garden, lawn area, paved patio and timber shed.

Front

Gated off road parking and enclosed garden.



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