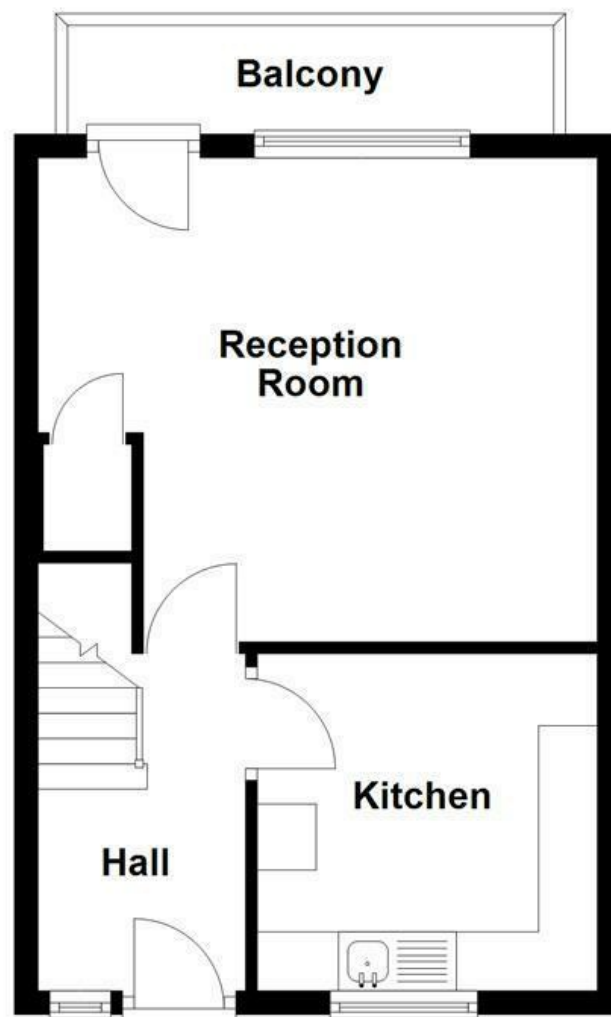
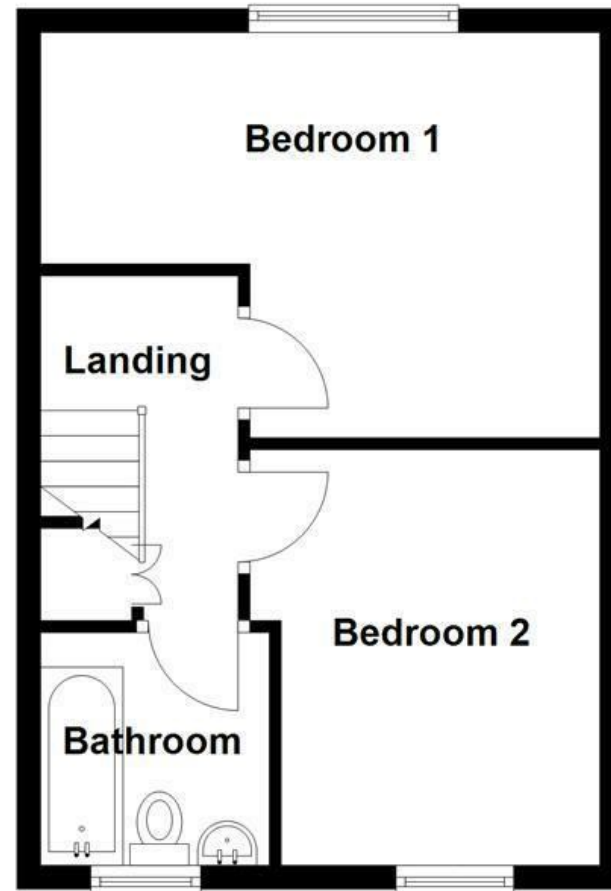


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 70        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.

## Birkinbrook Close, Whitefield, M45 8WN

### Offers Over £140,000

COSY TWO BEDROOM MAISONETTE IN MANCHESTER

Nestled in the charming area of Birkinbrook Close, Whitefield, Manchester, this delightful apartment presents an excellent opportunity for couples seeking their first home. The property boasts a spacious reception room that seamlessly extends onto a lovely outdoor balcony, perfect for enjoying a morning coffee or unwinding in the evening.

The generous kitchen is well-equipped, providing ample space for culinary adventures and entertaining guests. With two well-proportioned double bedrooms, this apartment offers comfortable living spaces that cater to both relaxation and privacy.

This residence is not only inviting but also conveniently located, making it an ideal choice for those looking to settle in a vibrant community. Whether you are starting your journey together or simply seeking a new place to call home, this apartment at Birkinbrook Close is sure to meet your needs and exceed your expectations.

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# Birkinbrook Close, Whitefield, M45 8WN

## Offers Over £140,000

 **2**  **1**  **1**  **D**

- Maisonette
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure: Leasehold
- Spacious Reception Room
  - Balcony
  - Council Tax Band: A

### Ground Floor

#### Hall

Composite double glazed frosted entrance door, UPVC double glazed window, central heating radiator, tile effect flooring, stairs to first floor and doors to reception room and kitchen.

#### Reception Room

15'7 x 13' (4.75m x 3.96m)

UPVC double glazed window, central heating radiator, dado rail, under stairs storage and UPVC double glazed frosted door to balcony.

#### Kitchen

9'6 x 9'5 (2.90m x 2.87m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, stainless steel sink with draining board and traditional taps, space for freestanding cooker, space for fridge freezer, plumbing for washing machine, boiler and serving hatch to reception room.

### First Floor

#### Landing

9'9 x 5'8 (2.97m x 1.73m)

Smoke alarm, storage cupboard and doors to two bedrooms and bathroom.

#### Bedroom One

15'8 x 11'6 (4.78m x 3.51m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

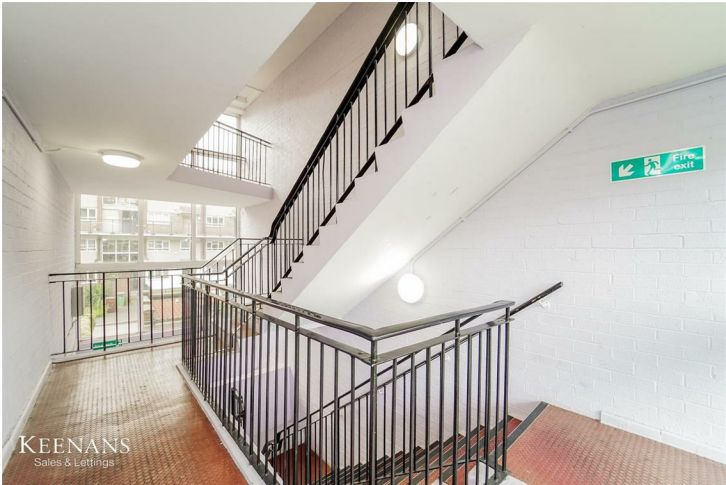
11'9 x 9'10 (3.58m x 3.00m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'6 x 6'4 (1.98m x 1.93m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over.



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