



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
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.

Kenilworth Avenue, Whitefield, M45 6TG

Offers Over £300,000

THE PERFECT FAMILY HOME

Nestled on the charming Kenilworth Avenue in Whitefield, Manchester, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and stylish home. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of modern family living.

Upon entering, you are welcomed by two inviting reception rooms that offer ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning kitchen extension, which features a contemporary design that seamlessly combines a modern kitchen, dining area, and sitting room in an open-plan layout. This space is perfect for family gatherings and social occasions, allowing for a warm and inclusive atmosphere.

The exterior of the property is low maintenance, providing you with more time to enjoy the comforts of your home and the surrounding area. The convenient location ensures easy access to nearby amenities, including shops, schools, and parks, making it an excellent choice for families. Additionally, major commuter routes are within close reach, simplifying your daily travels.

For those with vehicles, the property offers off-road parking, adding to the convenience and appeal of this lovely home. With its perfect blend of modern living and family-friendly features, this semi-detached house on Kenilworth Avenue is a must-see for anyone looking to settle in a vibrant community.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Kenilworth Avenue, Whitefield, M45 6TG

Offers Over £300,000

 3  1  2  D

- Exceptional Semi Detached Property
- Stunning Kitchen Extension
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band B

Ground Floor

Entrance Porch

7'1 x 2'1 (2.16m x 0.64m)

UPVC double glazed French doors and door to hall.

Hall

15'5 x 5'10 (4.70m x 1.78m)

UPVC double glazed frosted window, central heating radiator, partial wood panelled elevation, wood effect flooring, doors leading to two reception rooms, WC, utility and stairs to first floor.

WC

5'1 x 2'6 (1.55m x 0.76m)

UPVC double glazed frosted window, dual flush WC, wash basin over cistern with mixer tap and wood effect flooring.

Reception Room One

12'5 x 12'4 (3.78m x 3.76m)

UPVC double glazed box window, central heating radiator, coving, spotlights, television point and log burner.

Reception Room Two

11'9 x 11'1 (3.58m x 3.38m)

Central heating radiator, wood effect flooring and open to kitchen/dining area.

Kitchen/Dining Area

17'8 x 8'5 (5.38m x 2.57m)

UPVC double glazed window, two Velux windows, central heating radiator, range of panelled wall and base units with quartz work surfaces, integrated high rise double oven, four ring electric hob and extractor hood, tiled splashback, inset stainless steel sink with mixer tap and integrated draining ridges, integrated fridge freezer, integrated dishwasher, integrated wine fridge, wood effect flooring and bi-folding doors to rear.

Utility

6'9 x 5'0 (2.06m x 1.52m)

Central heated towel rail, plumbing for washing machine, space for dryer, wood effect flooring and UPVC double glazed door to rear.

First Floor

Landing

Two single glazed leaded stained glass window, loft access, doors leading to three bedrooms and family bathroom.

Bedroom One

12'6 x 10'8 (3.81m x 3.25m)

UPVC double glazed bay window and central heating radiator.

Bedroom Two

12'0 x 11'4 (3.66m x 3.45m)

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

Bedroom Three

6'7 x 5'9 (2.01m x 1.75m)

UPVC double glazed window, central heating radiator and dado rail.

Bathroom

7'5 x 6'11 (2.26m x 2.11m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed shower and rinse head, partially tiled elevations, extractor fan and tiled flooring.

External

Rear

Enclosed garden with artificial lawn and decking.

Front

Block paved driveway.



Tel: 01617510340

www.keenans-estateagents.co.uk