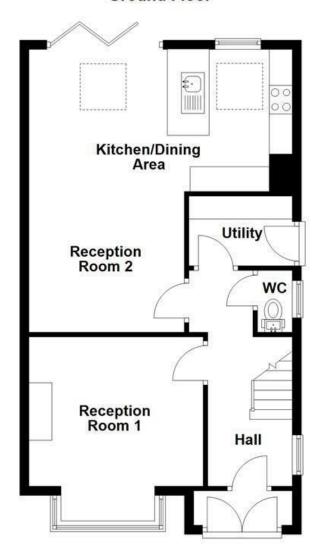
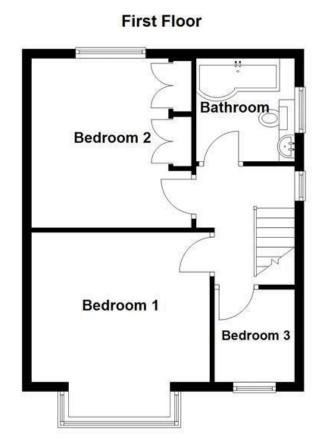
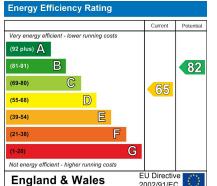
# KEENANS Sales & Lettings

# **Ground Floor**







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# 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.

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# Kenilworth Avenue, Whitefield, M45 6TG Offers Over £300,000













- Exceptional Semi Detached Property
- Stunning Kitchen Extension
- Off Road Parking
- EPC Rating D
- **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.

- Stylish Decoration Throughout
- Tenure Freehold

Three Bedrooms

- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band B

#### **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

















