



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Beeston Grove, Manchester, M45 6UF

Offers Over £350,000

STUNNING THREE-BEDROOM SEMI-DETACHED HOME IN MANCHESTER

Nestled in the charming neighbourhood of Beeston Grove, Whitefield, Manchester, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts two generous reception rooms, providing ample space for relaxation and entertaining. The spacious lounge area seamlessly connects to a beautifully maintained rear garden, which is laid to lawn, offering a perfect retreat for outdoor enjoyment.

This lovely home features three well-proportioned bedrooms, including two sizeable double rooms, ensuring comfort for all family members. The third bedroom is ideal for a child's room, guest accommodation, or even a study. The thoughtfully designed layout includes a newly added office area, perfect for those who work from home, alongside a convenient utility room and a downstairs WC, which is adjoined to the kitchen for added practicality.

Off-road parking at the front of the property accommodates multiple vehicles, making it a hassle-free option for busy households. With its combination of space, comfort, and a well-kept garden, this property is a true gem in Whitefield. Whether you are looking to settle down or invest, this home offers a wonderful living experience in a sought-after location. Don't miss the chance to make this beautiful house your new home.

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Beeston Grove, Manchester, M45 6UF

Offers Over £350,000

 3  1  2  D

- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Ample Living Space
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band C

Ground Floor

Entrance Vestibule

6'6 x 1'5 (1.98m x 0.43m)

UPVC double glazed French front entrance doors and UPVC double glazed frosted door to hall.

Hall

13'1 x 6'4 (3.99m x 1.93m)

Central heating radiator, smoke detector, wood effect flooring, doors leading to two reception rooms, kitchen, under stairs storage and stairs to first floor.

Reception Room One

12'1 x 10'9 (3.68m x 3.28m)

UPVC double glazed bay window, central heating radiator and coving.

Reception Room Two

19'7 x 11'4 (5.97m x 3.45m)

Central heating radiator, coving, living flame gas fire, wood effect flooring and UPVC double glazed sliding door to rear.

Kitchen

15'4 x 6'10 (4.67m x 2.08m)

UPVC double glazed window, upright central heating radiator, range of matte wall and base units with solid wood work surfaces and upstands, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated high rise double oven, four ring induction hob and extractor hood, space for fridge freezer, wood effect flooring and door to office.

Office

11'0 x 4'6 (3.35m x 1.37m)

UPVC double glazed window, wood effect flooring and door to utility.

Utility

8'0 x 4'5 (2.44m x 1.35m)

Plumbing for washing machine, wood effect flooring, door to WC and UPVC double glazed door to side elevation.

WC

4'5 x 2'9 (1.35m x 0.84m)

UPVC double glazed frosted window, dual flush WC, corner wall mounted wash basin with mixer tap, partially tiled elevations and wood effect flooring.

First Floor

Landing

7'3 x 7'0 (2.21m x 2.13m)

UPVC double glazed window, doors leading to three bedrooms and bathroom.

Bedroom One

13'1 x 11'2 (3.99m x 3.40m)

UPVC double glazed bay window and central heating radiator.

Bedroom Two

12'10 x 11'4 (3.91m x 3.45m)

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

Bedroom Three

7'9 x 7'5 (2.36m x 2.26m)

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 6'11 (2.31m x 2.11m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, wall mounted wash basin with traditional taps, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paved patio and stone chippings.

Front

Laid to lawn, mature shrubbery and block paved driveway.



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