



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(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.

Hilltop Grove, Manchester, M45 8FQ

£295,000

THE PERFECT FAMILY HOME

Nestled in the charming Hilltop Grove area of Whitefield, Manchester, this delightful semi-detached family home is a true gem. Beautifully presented and meticulously maintained, the property boasts three generously sized bedrooms, making it ideal for families seeking comfort and space.

The home features two inviting living areas, perfect for relaxation and entertaining, alongside an open-plan kitchen that encourages family gatherings and culinary creativity. The family bathroom is well-appointed, ensuring convenience for all members of the household.

Outside, the property continues to impress with a generously sized garden, providing a wonderful space for children to play or for hosting summer barbecues. Additionally, a detached garage offers ample storage or potential for a workshop, while off-road parking at both the front and rear of the property adds to the convenience of this lovely home.

Situated in a highly desirable location, this property is conveniently close to bus routes, local schools, and various amenities. It also benefits from excellent transport links, making commuting to Manchester and Bury a breeze.

Hilltop Grove, Manchester, M45 8FQ

£295,000

 3  1  2  D

- Tenure Freehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking To The Front And Rear Of property
- Three Well Appointed Bedrooms
- Ideal Family Home With Viewing Essential
- Envious Garden Space
- Sought After Area
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

7'2 x 1'6 (2.18m x 0.46m)

UPVC double glazed window, feature wall light, tiled floor and UPVC double glazed frosted door to hall.

Hall

4' x 3'6 (1.22m x 1.07m)

Central heating radiator, wood effect laminate flooring, oak single glazed frosted door to reception room and stairs to first floor.

Reception Room

13'3 x 12'9 (4.04m x 3.89m)

UPVC double glazed window, central heating radiator, spotlights, television point, wood effect laminate flooring and oak single glazed frosted door to kitchen.

Kitchen

17'4 x 7' (5.28m x 2.13m)

Two UPVC double glazed windows, range of white wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, double electric oven, four ring gas hob, extractor hood, space for fridge freezer, plumbed for washing machine and dryer, spotlights, smoke alarm, tiled floor, open to reception room two and UPVC double glazed frosted door to rear.

Reception Room Two

17'4 x 8'9 (5.28m x 2.67m)

Central heating radiator, spotlights, cast iron multi fuel burner with tiled hearth, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

7'5 x 5'11 (2.26m x 1.80m)

UPVC double glazed frosted window, smoke alarm, oak doors to three bedrooms and bathroom.

Bedroom One

11'5 x 9'10 (3.48m x 3.00m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

11'3 x 9'10 (3.43m x 3.00m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

7'6 x 5'11 (2.29m x 1.80m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

7'5 x 5'11 (2.26m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, L shaped panel bath with direct feed shower and mixer tap, tiled elevation, PVC to ceiling, extractor fan and tiled floor.

External

Rear

Laid to lawn garden with paving, stone chippings, block paved off road parking, detached garage and timber storage shed.

Front

Block paved driveway.



Tel: 01617510340

www.keenans-estateagents.co.uk