



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(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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Falcon Crescent, Manchester, M27 8JR

£190,000

THE PERFECT FAMILY HOME

Nestled in the tranquil Falcon Crescent, Swinton, Manchester, this exceptional three-bedroom end terraced house is a remarkable find for those seeking a perfect family home. Boasting spacious rooms adorned with neutral decorations, this property exudes a modern charm that is both inviting and stylish.

The heart of the home is undoubtedly the enviable open plan kitchen diner, which provides an ideal space for family gatherings and entertaining guests. The contemporary kitchen is equipped with modern fixtures and fittings, ensuring both functionality and aesthetic appeal. Each of the three generously sized bedrooms offers ample space for relaxation and personalisation, making it easy to create a comfortable sanctuary for every family member.

Set on an impressive corner plot, the property benefits from a fantastic wrap-around garden, perfect for outdoor activities and enjoying the fresh air. The detached outbuilding/garage adds further versatility, providing additional storage or potential for a workshop. Off-road parking is also available, ensuring convenience for residents and visitors alike.

Located on a quiet cul-de-sac, this home is conveniently close to bus routes, local schools, and various amenities, making daily life effortless. Furthermore, excellent network links to Manchester, Salford, and major motorways ensure that commuting is a breeze.

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 3  1  1  D

- Tenure Freehold
 - Off Road Parking
 - Three Well Proportioned Bedrooms
 - Easy Access To Major Network Links
- Council Tax Band A
 - Set On A Corner Plot
 - Ideal Family Home
- EPC Rating D
 - Wrap Around Garden
 - Viewing Essential

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

4'5 x 4'4 (1.35m x 1.32m)

Upright central heating radiator, wood effect laminate flooring, door to reception room and stairs to first floor.

Reception Room

14'1 x 12'4 (4.29m x 3.76m)

Central heating radiator, spotlights, television point, wood effect laminate flooring, door to kitchen/dining area and UPVC double glazed leaded French doors to rear.

Kitchen/Dining Area

17'5 x 10'1 (5.31m x 3.07m)

Two UPVC double glazed leaded window, central heating radiator, range of granite and wood effect wall and base units, marble effect surfaces and splashback, composite sink with mixer tap, integrated electric oven with five ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, smoke alarm, integrated boiler, under stairs storage, part wood effect and tiled flooring and hardwood single glazed frosted door to rear.

First Floor

Landing

8'11 x 5'11 (2.72m x 1.80m)

UPVC double glazed leaded window, central heating radiator, loft access, doors to three bedrooms and bathroom.

Bedroom One

11' x 11'11 (3.35m x 3.63m)

UPVC double glazed leaded window, central heating radiator and wood effect laminate flooring.

Bedroom Two

11' x 10'10 (3.35m x 3.30m)

UPVC double glazed leaded window, central heating radiator, spotlights and wood effect laminate flooring.

Bedroom Three

10'2 x 7'10 (3.10m x 2.39m)

UPVC double glazed leaded window, central heating radiator and wood effect laminate flooring.

Shower Room

7'4 x 5'4 (2.24m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed double direct feed rainfall shower with rinse head, inset shelving, tiled elevation, spotlights, extractor fan and tiled flooring.

External

Rear

Wraparound garden with laid to lawn, patio and storage shed.



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