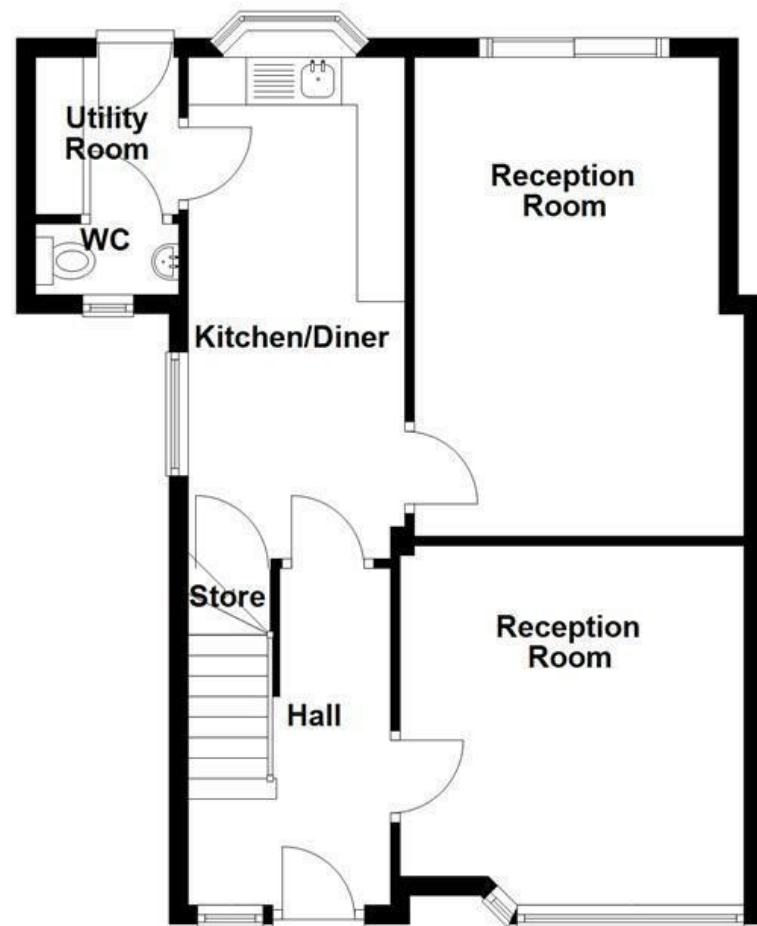
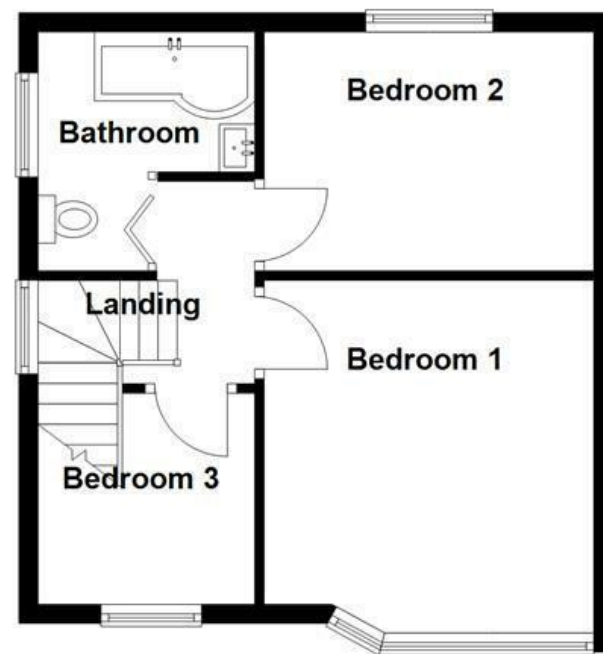


Ground Floor



First Floor



## Fernlea Crescent, Manchester, M27 5YP

### Offers Over £260,000

#### AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and modern fixtures and fittings, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Swinton. With off road parking, enviable ground floor extension and stylish interiors, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. With two living areas, neutral decoration and no chain delay, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen leads on to a utility room and second reception room. The utility room provides access through to a WC. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden with laid to lawn, decking and block paved patio. To the front there is a slate chip garden and gated off road parking with additional gated area.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



# Fernlea Crescent, Manchester, M27 5YP

## Offers Over £260,000



- An Envable Semi Detached Property
- Modern Fixtures And Fittings
- Off Road Parking
- Tenure Leasehold
- Three Bedrooms
- Beautifully Maintained Gardens
- EPC Rating TBC
- Stylish Interiors
- Perfect Family Home
- Council Tax Band B

### Ground Floor

#### Entrance

Composite double glazed frosted door to the hallway.

#### Hallway

11'7 x 7 (3.53m x 2.13m )

Hardwood double glazed frosted window, central heating radiator, smoke alarm, picture rail, under stairs storage cupboard, wood effect laminate flooring, hardwood doors to reception room one, kitchen diner and staircase to the first floor.

#### Reception Room One

12'5 x 11'10 (3.78m x 3.61m )

UPVC double glazed bay window, central heating radiator, gas fire with marble effect hearth and surround, ceiling rose, coving, picture rail.

#### Kitchen Diner

17'3 x 8'3 (5.26m x 2.51m )

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, a range of matte wall and base units, wood effect surface, tiled splash backs, composite sink and drainer with a high spout mixer tap, integrated electric double Hotpoint oven with a four ring induction hob and extractor hood, space for American style fridge freezer, under stairs storage cupboard, spotlights, wood effect Lino flooring, hardwood doors to the second reception room and utility room.

#### Utility Room

5'5 x 4'11 (1.65m x 1.50m )

Matte wall units, wood effect surface, tiled splash backs, plumbing for washing machine and dryer, wood effect Lino flooring, hardwood door to the WC, composite double glazed frosted door to the rear.

#### WC

4'11 x 2'5 (1.50m x 0.74m )

UPVC double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a dual flush WC, wall mounted wash basin with traditional taps, tiled elevations, spotlights, tiled effect Lino flooring.

#### Reception Room Two

17 x 11 (5.18m x 3.35m )

Central heating radiator, coving, ceiling rose, two feature wall lights, TV point, wood effect laminate flooring, UPVC double glazed French doors to the rear.

### First Floor

#### Landing

7'7 x 5'11 (2.31m x 1.80m )

UPVC double glazed frosted window, loft access which is boarded with lighting , smoke alarm, spotlights, hardwood doors to three bedrooms and bathroom.

#### Bedroom One

12'2 x 11'6 (3.71m x 3.51m )

UPVC double glazed bay window, central heating radiator.

#### Bedroom Two

11'6 x 8'3 (3.51m x 2.51m )

UPVC double glazed window, central heating radiator, picture rail, wood effect laminate flooring.

#### Bedroom Three

7'7 x 7'4 (2.31m x 2.24m )

UPVC double glazed window, central heating radiator, integrated storage.

#### Bathroom

7'7 x 7'8 (2.31m x 2.34m )

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, L shaped panelled bath with a mixer tap and direct feed Rainfall shower and rinse head, tiled elevations, spotlights, extractor fan, wood effect Lino flooring.

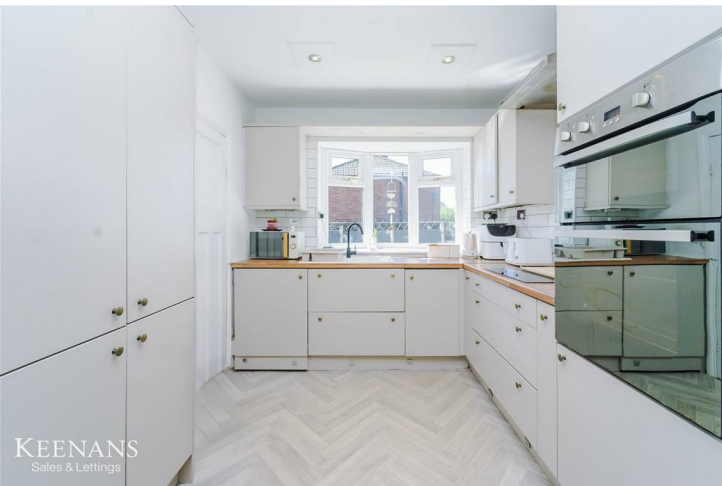
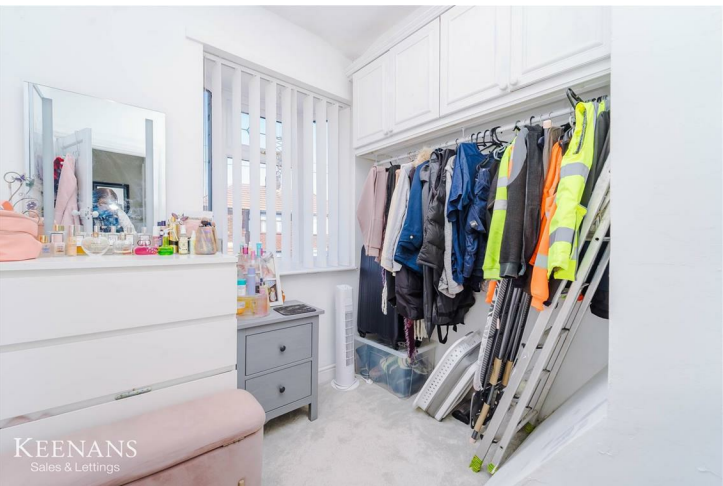
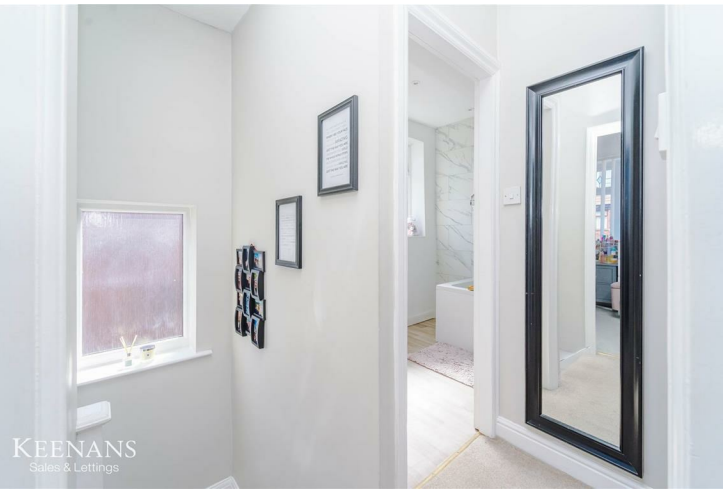
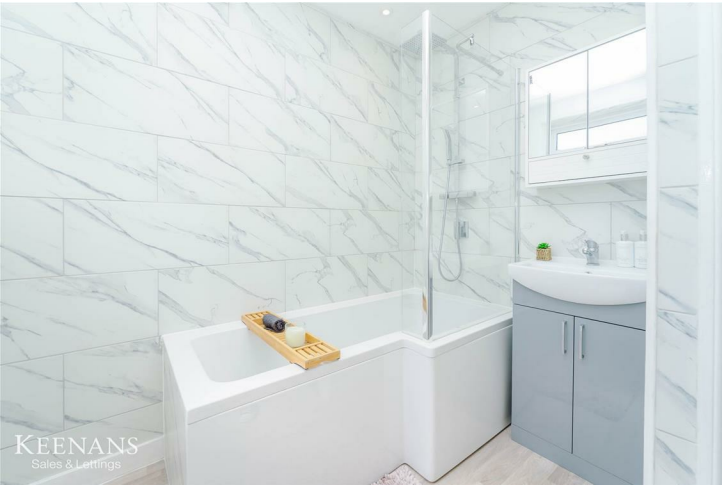
#### External

#### Front

Slate chip garden with gated driveway and additional gated area.

#### Rear

Enclosed garden with laid to lawn, decking and block paving.



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