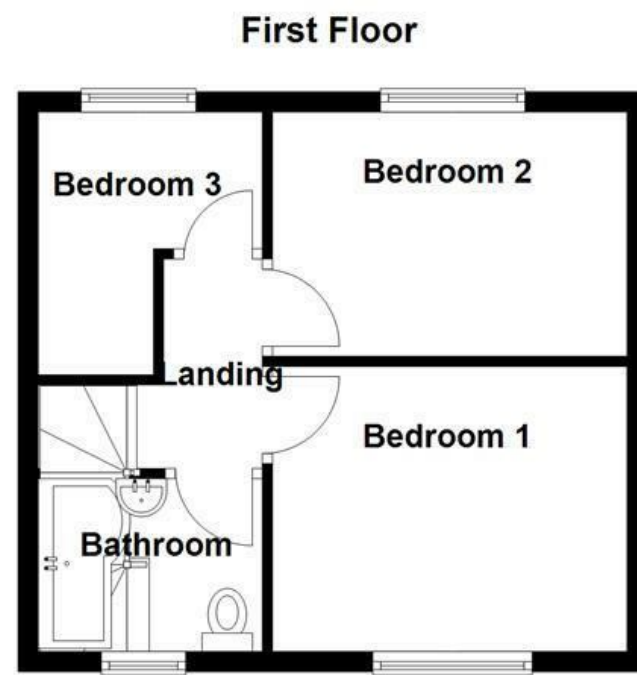
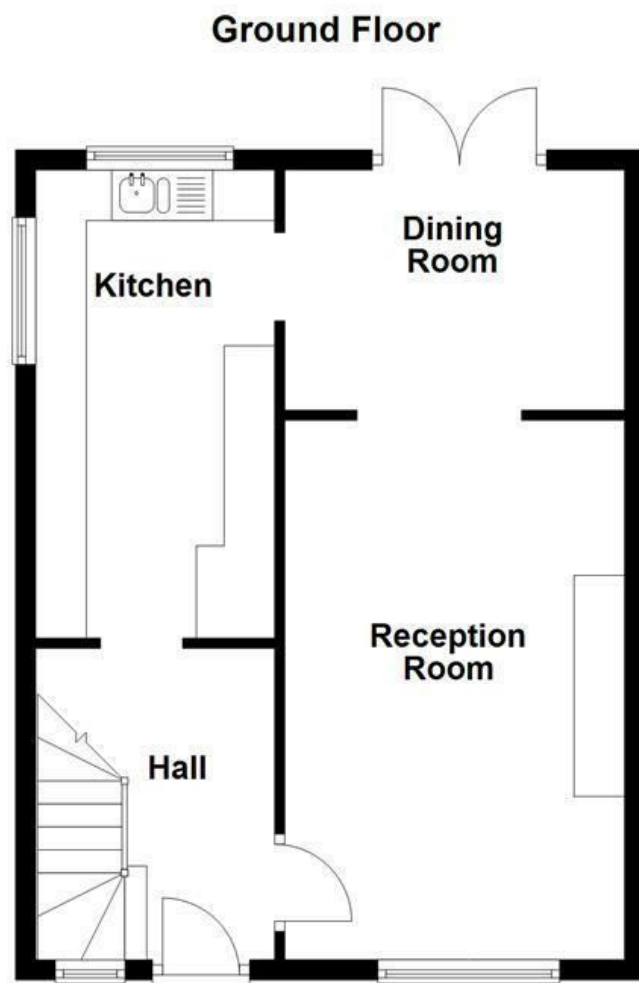




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

East Meade, Manchester, M27 5QL

Offers Over £280,000

THREE BEDROOM FAMILY HOME IN MANCHESTER

Nestled in the charming area of East Meade, Swinton, Manchester, this delightful house offers a perfect blend of comfort and style. Upon entering, you are greeted by a spacious reception room that flows effortlessly into the dining area, creating an inviting space ideal for both relaxation and entertaining. The well-designed kitchen is a highlight, providing functionality and a modern aesthetic for all your culinary adventures.

This property boasts three well-proportioned bedrooms, ensuring ample space for family or guests. The well-appointed bathroom adds to the home's appeal, offering a serene retreat for your daily routines.

One of the standout features of this residence is the generous rear garden, which is both spacious and enclosed, providing a safe haven for children and pets alike. The garden also features a lovely decking area, perfect for enjoying al fresco dining or simply soaking up the sun during warmer months.

Additionally, the convenience of off-road parking adds to the practicality of this home, making it an ideal choice for families or professionals seeking a peaceful yet accessible location. This property truly embodies the essence of comfortable living in a desirable neighbourhood.

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East Meade, Manchester, M27 5QL

Offers Over £280,000

**3****1****2****C**

- Tenure Freehold
 - Off Road Parking
 - Ideal Family Home Ready To Move Into
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Three Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating C
 - Fitted Kitchen And Modern Three Piece Bathroom Suite
 - Extensive Rear Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

9'1 x 7'8 (2.77m x 2.34m)
UPVC double glazed window, central heating radiator, picture rail, door to reception room, open access to kitchen and stairs to first floor.

Reception Room

17'6 x 11' (5.33m x 3.35m)
UPVC double glazed window, central heating radiator, coving, wall mounted electric fireplace, wood effect laminate flooring and open access to dining room.

Dining Room

17'6 x 11' (5.33m x 3.35m)
Central heating radiator, coving, wood effect laminate flooringUPVC double glazed French doors to rear and open access to kitchen.

Kitchen

15'2 x 7'9 (4.62m x 2.36m)
Two UPVC double glazed window, wall and base units, laminate worktops, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated oven, grill and microwave, four ring electric hob, extractor hood, integrated fridge freezer and integrated dishwasher, plumbed for washing machine, plinth heater and tiled effect laminate flooring.

First Floor

Landing

7'8 x 6'3 (2.34m x 1.91m)
UPVC double glazed window, central heating radiator, picture rail, loft access, doors to three bedrooms and bathroom.

Bedroom One

9'3 x 9'2 (2.82m x 2.79m)
UPVC double glazed window, central heating radiator, picture rail and integrated wardrobes.

Bedroom Two

10'11 x 7'11 (3.33m x 2.41m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'1 x 7'8 (2.46m x 2.34m)
UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 5'6 (2.21m x 1.68m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower with rinse head, tiled elevation and tiled effect laminate flooring.

External

Front

Paved courtyard and drive.

Rear

Enclosed laid to lawn garden, bedding areas, mature shrubs, paving, decking, timber gazebo and shed.



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