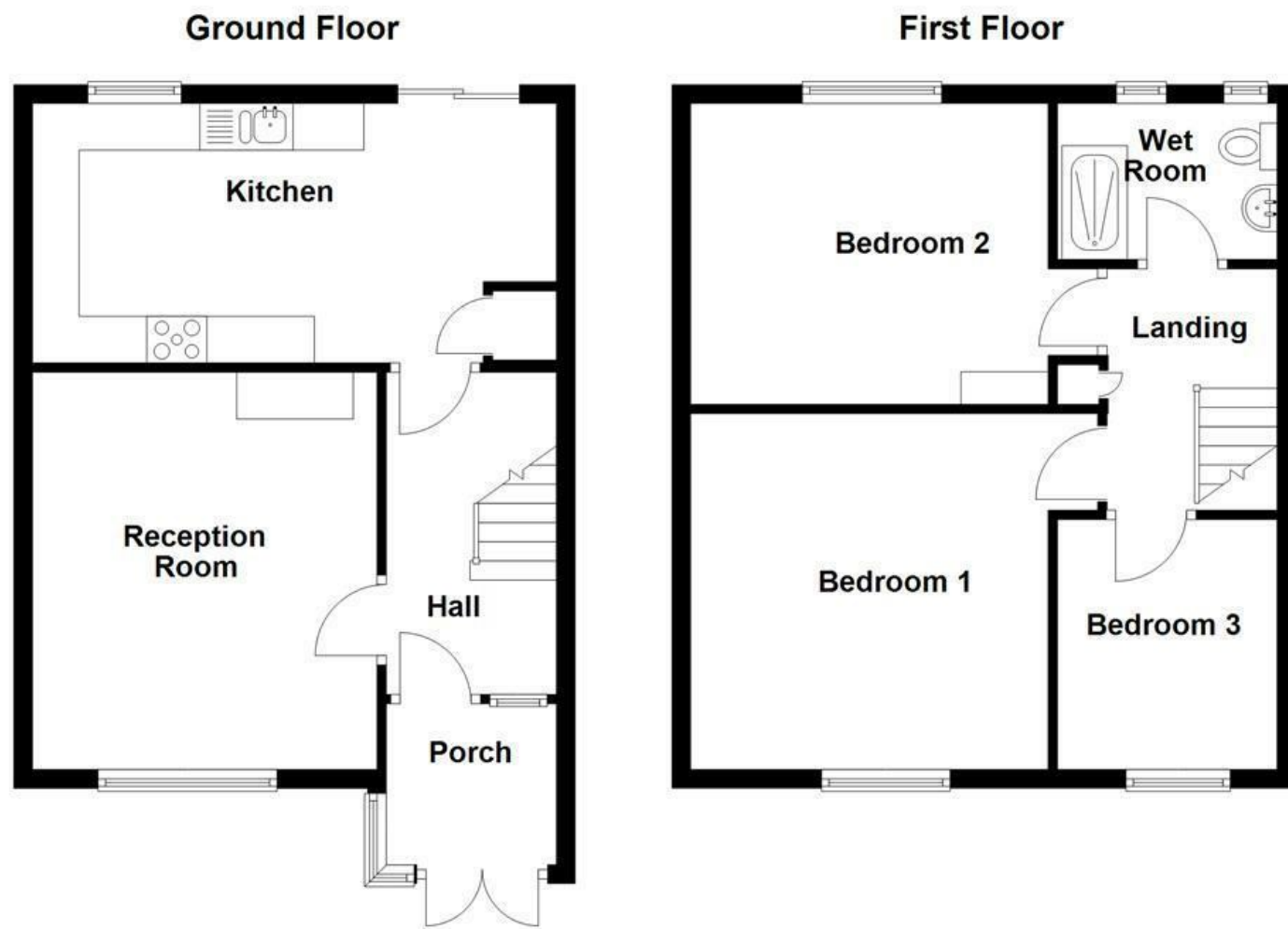




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales	EU Directive 2002/91/EC	

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.

Kersal Avenue, Little Hulton, M38 9QR

£190,000

THREE BEDROOM HOME IN LITTLE HULTON

Nestled in the convenient location of Kersal Avenue, Little Hulton, this charming terraced house presents an excellent opportunity for families seeking a comfortable and practical home. The property boasts low maintenance exteriors, allowing you to spend less time on upkeep and more time enjoying your new surroundings.

With a multi-car drive, parking will never be a concern, making it ideal for families with multiple vehicles or those who frequently host guests. The layout of the house is designed to cater to family living, providing ample space for relaxation and togetherness.

Little Hulton is a vibrant community, offering a range of local amenities, schools, and parks, ensuring that everything you need is within easy reach. This property is not just a house; it is a place where you can create lasting memories with your loved ones.

If you are looking for a family home that combines convenience, practicality, and a welcoming atmosphere, this terraced house on Kersal Avenue is certainly worth considering.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Kersal Avenue, Little Hulton, M38 9QR

£190,000

 3  1  1  D

- Terraced Property
 - Contemporary Fitted Kitchen
 - Gated Off Road Parking
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Wet Room
 - Tenure: Freehold
- One Reception Room
 - Enclosed Rear Garden With Summerhouse
 - Council Tax Band: A

Ground Floor

Porch

6' x 4'2 (1.83m x 1.27m)
UPVC double glazed French doors to enter, two UPVC double glazed windows, spotlights and composite double glazed leaded door to hall.

Hall

11'4 x 6' (3.45m x 1.83m)
UPVC double glazed leaded window, central heating radiator, meter cupboard, wood effect flooring, stairs to first floor and doors to reception room and kitchen.

Reception Room

14' x 12'1 (4.27m x 3.68m)
UPVC double glazed windows, central heating radiator and wood effect flooring.

Kitchen

18'5 x 9'1 (5.61m x 2.77m)
UPVC double glazed frosted window, central heating radiator, spotlights, gloss wall and base units, wood effect worktops, tiled splash backs, Kenwood range cooker with five burner gas hob, extractor hood, stainless steel splash back, one and half bowl composite sink with spring mixer tap, space for American style fridge freezer, plumbing for washing machine, space for dryer, plumbing for dishwasher, under stairs storage, tiled floor and UPVC double glazed sliding doors to rear.

First Floor

Landing

8'8 x 6' (2.64m x 1.83m)
Loft access, boiler cupboard and doors to three bedrooms and wet room.

Bedroom One

12'7 x 12'6 (3.84m x 3.81m)
UPVC double glazed leaded window, central heating radiator and wood effect flooring.

Bedroom Two

12'7 x 10'10 (3.84m x 3.30m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 7'9 (2.67m x 2.36m)
UPVC double glazed leaded window and wood effect flooring.

Wet Room

7'9 x 5'6 (2.36m x 1.68m)
Two UPVC double glazed frosted windows, central heated towel rail, spotlights, low flush WC, vanity top wash basin with mixer tap, electric feed shower, extractor fan, tiled elevation and vinyl flooring.

External

Front

Paving and gated driveway. EV charging point

Rear

Paved garden and summerhouse.



Tel: 01617939622

www.keenans-estateagents.co.uk