



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</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.

## Cornwall Street, Manchester, M11 2EN

### £325,000

AN IMMACULATE TOWNHOUSE FAMILY HOME IN A SOUGHT AFTER LOCATION

Offering an abundance of indoor and outdoor space, immaculate presentation and modern fixtures and fittings, this exceptional four bedroom townhouse property is being proudly welcomed to the market in the picturesque location of Openshaw. A stones throw away from all the local amenities, this property is flowing internally with style and charm and benefits from an added double driveway, two bathrooms, open plan kitchen diner, neutral interior throughout and is the perfect family home ready to move straight into! Situated conveniently close to bus routes, the local train station in Gorton, local schools and amenities, as well as network links to Manchester, Stockport and major motorway links. With four generously sized bedrooms, stunning woodland views and an abundance of storage space, this property is the perfect home for any growing family 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, WC and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units and integrated appliances. The spacious reception room leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms, a modern family bathroom and staircase to the second floor. The second floor leads on to the main bedroom which benefits from an en suite shower room. Externally there is an enclosed laid to lawn garden to the rear with paving, bedding and access to the double driveway. To the front there is a laid to lawn garden with paving and bedding.

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



# Cornwall Street, Manchester, M11 2EN

## £325,000

 4  2  1  C

- Tenure Freehold
  - Off Road Parking
  - Ideal Family Home
  - Close Proximity To Local Amenities
- Council Tax band C
  - Four Generously Sized Bedrooms
  - Abundance Of Indoor And Outdoor Space
- EPC Rating C
  - Viewing Essential
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

15'3 x 6'5 (4.65m x 1.96m)

Central heating radiator, smoke alarm, doors to reception room, kitchen, WC and stairs to first floor.

#### WC

5'4 x 3'2 (1.63m x 0.97m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and pedestal wash basin with mixer tap.

#### Kitchen/Dining Area

15'8 x 9'5 (4.78m x 2.87m)

UPVC double glazed bay window, central heating radiator, spotlights, range of white gloss wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, space for fridge freezer, integrated dishwasher and washing machine, integrated Glow Worm boiler and wood effect lino flooring.

#### Reception Room

16'1 x 11'5 (4.90m x 3.48m)

UPVC double glazed window, central heating radiator, television point and UPVC double glazed French doors to rear.

### First Floor

#### Landing

12'2 x 6'7 (3.71m x 2.01m)

Smoke alarm, two storage cupboards ( 1 with hot water tank ), doors to three bedrooms, bathroom and stairs to second floor.

#### Bedroom Two

11'4 x 9'4 (3.45m x 2.84m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Three

10'2 x 9'4 (3.10m x 2.84m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Four

7'8 x 6'7 (2.34m x 2.01m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'7 x 5'6 (2.01m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, tiled elevation, spotlights, extractor fan and tiled effect lino.

### Second Floor

### Landing

6' x 3' (1.83m x 0.91m)

Smoke alarm and doors to bedroom one.

### Bedroom One

20'7 x 10'6 (6.27m x 3.20m)

UPVC double glazed window, Velux window, central heating radiator, loft access, storage cupboard with eave access and door to en suite.

### En Suite

8'1 x 8' (2.46m x 2.44m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, direct feed shower enclosure, tiled elevation, spotlights, extractor fan and tiled effect lino flooring.

### External

#### Rear

Laid to lawn garden with paving, bedding areas and access to double driveway.

#### Front

Laid to lawn garden with bedding areas, mature shrubs and paving.



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