



**226 KERSCOTT ROAD, M23 0QE**  
**£385,000**

3 2 1



## DESCRIPTION

AN INCREDIBLY WELL PRESENTED AND MUCH IMPROVED THREE BEDROOM SEMI-DETACHED THAT HAS BEEN EXTENDED TO THE GROUND AND FIRST FLOOR MAKING WAY FOR AN IMPRESSIVE DINING KITCHEN AND MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.

Viewings are essential to appreciate all this modern family home has to offer! The current Vendor has maintained the property to the highest of standards throughout and this now represents an opportunity to purchase a true turn-key home.

We feel this is ideal for those who are looking for something that is ready to be enjoyed without the hassle, cost and inconvenience of improvement works so often required.

In addition to the large master bedroom with en-suite and the stunning dining kitchen the property also benefits from a downstairs WC, storage room/garage, driveway providing off road parking and a private rear garden with patio area.

FREEHOLD. NO CHAIN

Manchester City Council Tax Band = C.

## KEY FEATURES

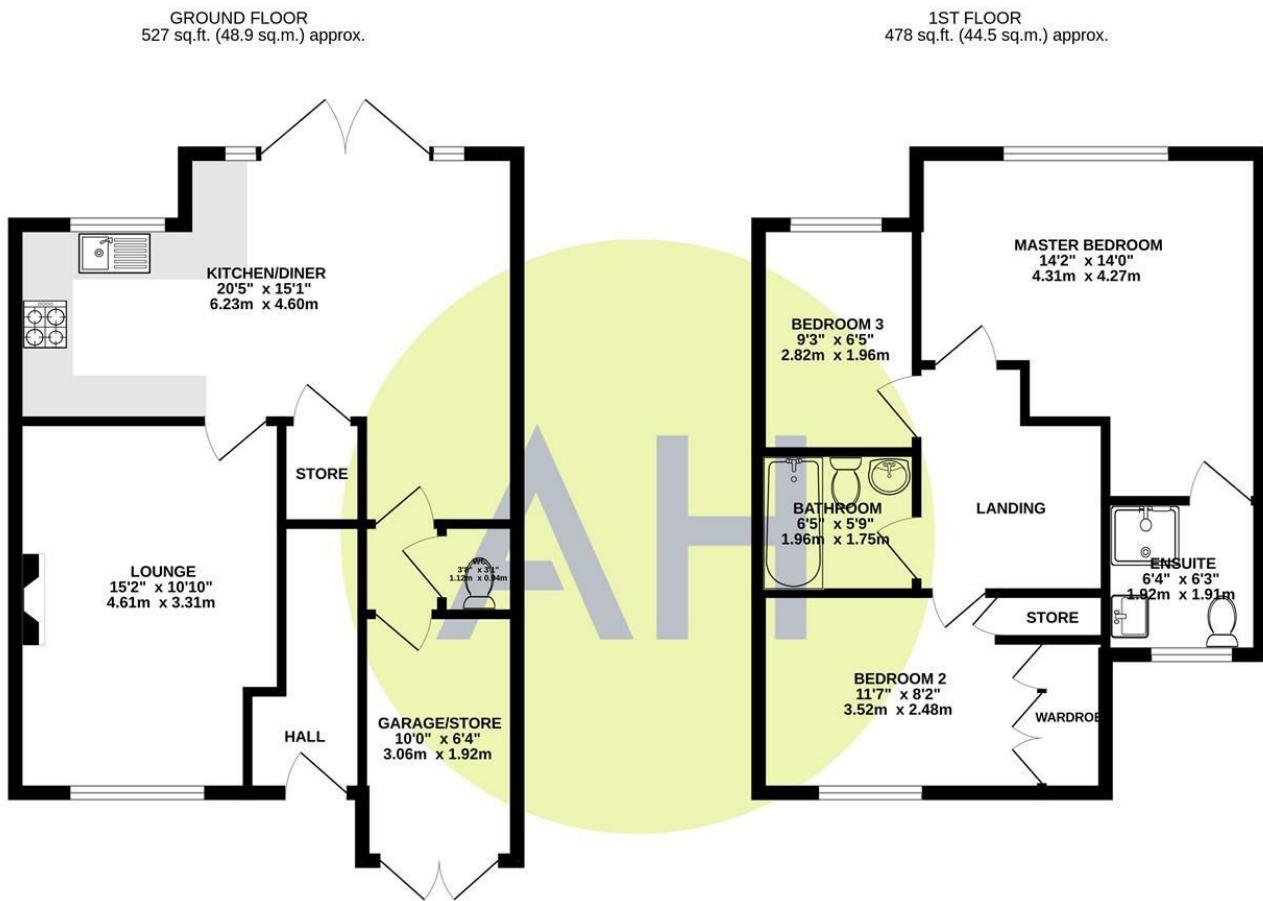
- Beautifully presented three bed semi-detached
- Master bedroom with en-suite
- Downstairs WC & storage room/garage
- Driveway providing off road parking
- NO CHAIN
- Extended to the ground & first floor
- Stunning open plan dining kitchen
- Private rear garden with patio area
- Freehold





# FLOOR PLANS

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TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plans shown here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# ASHWORTH HOLME

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.

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CMP Client Money Protect

DPS Digital Protection Service