



Kerscott Road, Manchester

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- NO CHAIN!
- Fitted Kitchen
- Rear Garden
- 2 Bedrooms
- 2 Car Parking Spaces

Nestled on Kerscott Road in the vibrant city of Manchester, this charming purpose-built flat offers a delightful living experience. Spanning an impressive 603 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, providing ample storage and workspace for culinary enthusiasts. The flat also boasts a well-appointed bathroom, ensuring convenience for all residents.

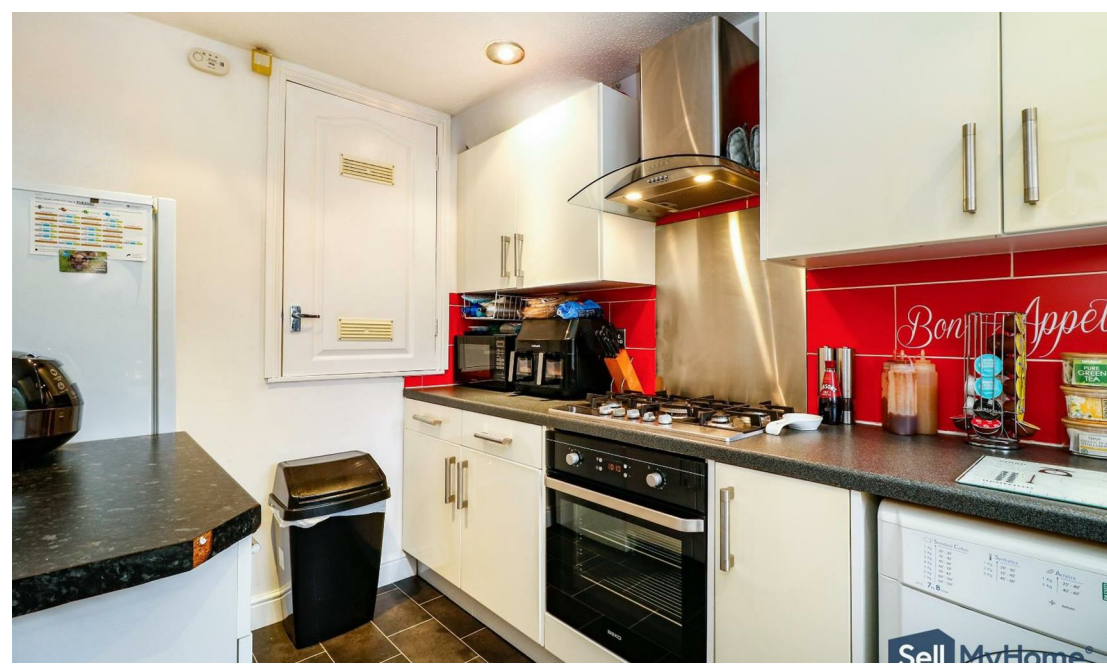


One of the standout features of this property is the lovely rear garden, offering a serene outdoor space to unwind or enjoy al fresco dining during the warmer months. Additionally, off-road parking is available, providing peace of mind and ease of access in this bustling urban area.

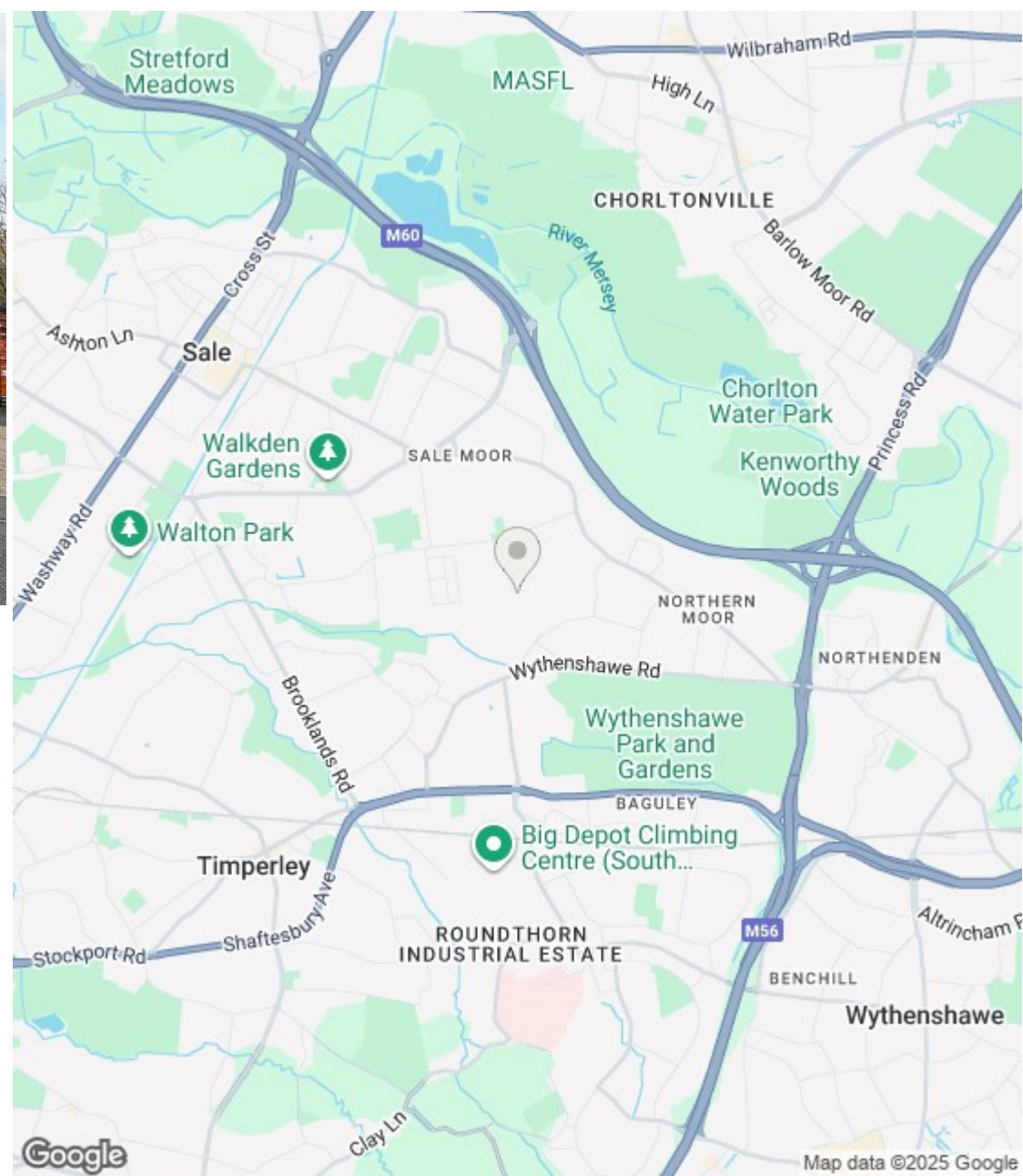
Built in 2000, this flat combines modern living with a sense of community, making it a fantastic opportunity for those looking to settle in Manchester. With its prime location, residents will benefit from easy access to local amenities, transport links, and the vibrant culture that the city has to offer.

In summary, this two-bedroom flat on Kerscott Road presents a wonderful opportunity for comfortable living in Manchester. With its appealing features and convenient location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this delightful property your new home.

Price: £170,000







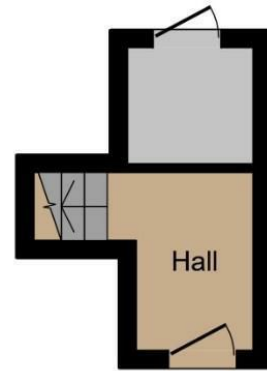
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</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	

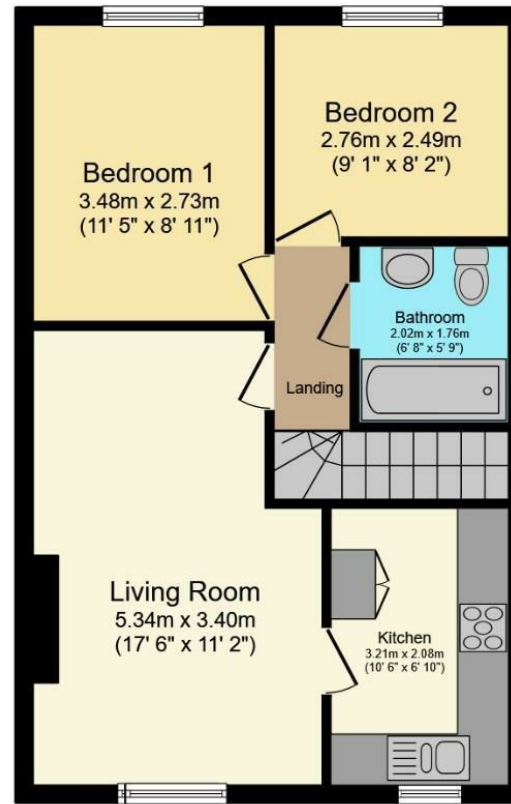
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**



**First Floor**

Total floor area 55.9 sq.m. (601 sq.ft.) approx

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