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14 Kerne Grove, Manchester, M23 0NJ

* MODERN THREE BEDROOM END TERRACE PROPERTY *

This lovely family home is set on a larger than average plot boasting a fabulous private garden to the rear, with scope to extend.

Comprising briefly; entrance hall, living room, kitchen and large dining conservatory. To the first floor, two double bedrooms, a third smaller bedroom and a modern family bathroom. To the front there is a shared driveway which runs down the side of the property to a detached garage. To the rear a generous South facing garden, mainly laid to lawn with feature pergola ideal for alfresco entertaining. The property is warmed by gas central heating and is double glazed throughout. Freehold.

CALL NOW TO VIEW!!

£240,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Hallway

Carpeted, stairs to first floor.

Living Room

14'5" x 11'10"

Laminate flooring, centre ceiling light point and radiator. Double doors to conservatory.

Kitchen

18'8" x 8'2"

Modern kitchen with good range of wall and base units. Incorporating stainless steel sink and mixer tap, gas hob and extractor hood. Laminate flooring, radiator and windows to front and side aspect.

Conservatory

16'9" x 9'6"

Spacious bright room with windows enjoying garden views. Patio doors for garden access. Continuation of laminate flooring, two electric radiators.

Bedroom One

11'10" x 10'10"

Master bedroom with window to rear aspect. Feature exposed brick wall, carpeted and radiator.

Bedroom Two

8'2" x 13'1"

Double bedroom with window to rear aspect. Carpeted flooring and radiator.

Bedroom Three

8'6" x 7'3"

Single bedroom with window to front aspect. Carpeted flooring and radiator.

Bathroom

5'11" x 5'3"

Modern part tiled bathroom with three piece suite; bathtub with shower over, low level WC and hand wash basin with storage under. Window to front aspect.

Externally

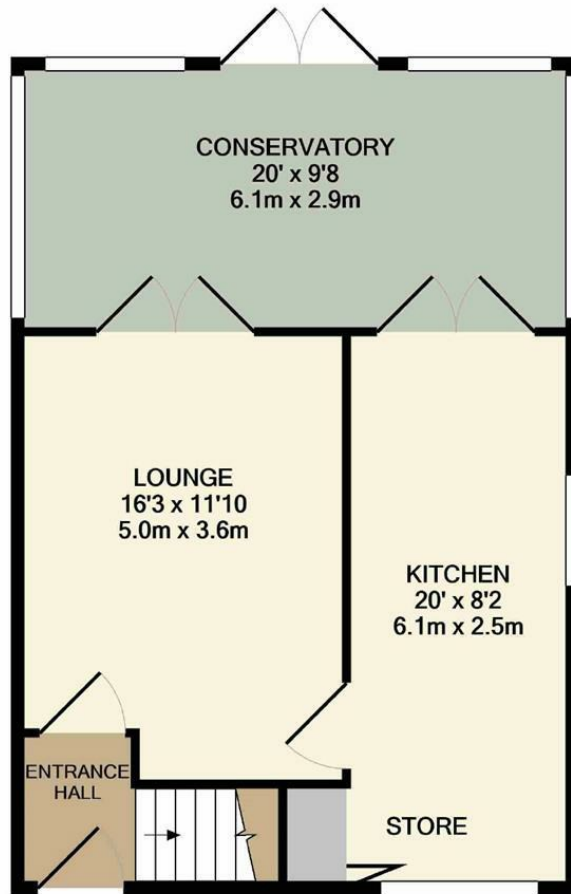
Generous South facing private garden bordered by mature hedges, mainly laid to lawn with feature pergola ideal for alfresco entertaining.



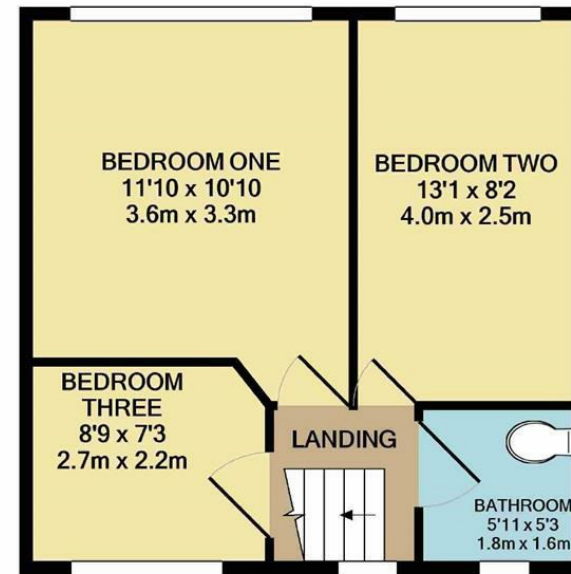
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 991 SQ.FT. (92.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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