



127 Kerscott Road, Manchester, M23 0QE

£325,000

www.jordanfishwick.co.uk



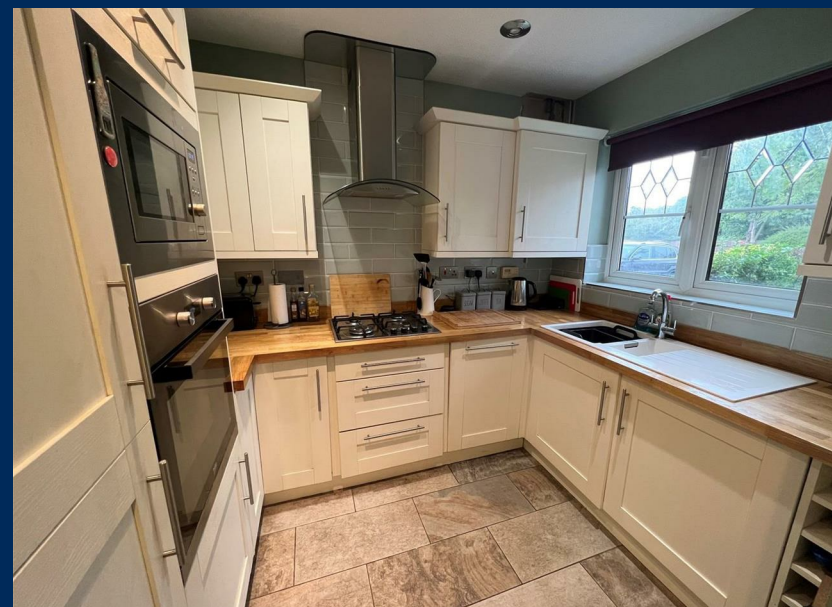


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- Three Bedroom Modern Semi
- En-Suite Shower Room
- Driveway
- Private Rear Garden
- Close to Local Tram Stop
- Conservatory
- Detached Garage

Well presented three bedroom family home situated on the popular Kerscott Road development, within catchment area for good schools, close to the Metrolink, Manchester Airport and motorway links. Also easy access to Sale town centre and its amenities. The property briefly comprises; entrance hall, downstairs WC, kitchen, spacious lounge, conservatory, three bedrooms with ensuite shower room to the master and family bathroom. The property benefits with front and rear gardens, block paved driveway and detached garage. Freehold.

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Ground Floor

Downstairs WC

Lounge 15'1" x 14'4" (4.62m x 4.39m)

Kitchen 8'10" x 6'5" (2.71m x 1.98m)

Conservatory 11'5" x 7'0" (3.50m x 2.15m)

First Floor

Landing

Master Bedroom 13'7" x 8'6" (4.16m x 2.61m)

En Suite Shower 8'10" x 5'10" (2.71m x 1.80m)

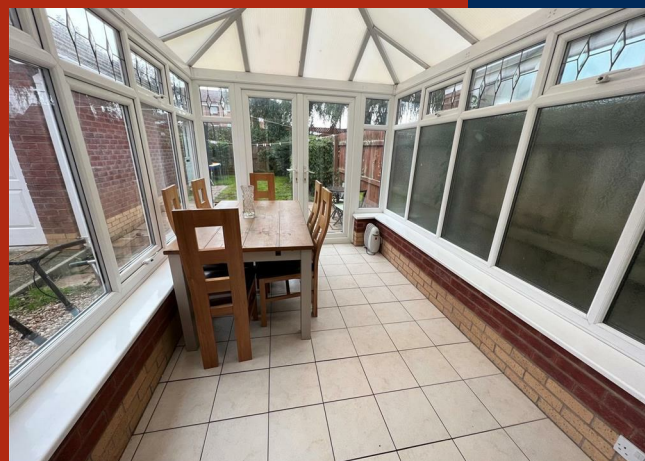
Bedroom Two 9'9" x 7'9" (2.99m x 2.38m)

Bedroom Three 6'10" x 6'7" (2.10m x 2.03m)

Bathroom 6'0" x 5'3" (1.85m x 1.62m)

Outside

Detached Garage





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Why take a risk?
Sell Smarter





Floor Plans



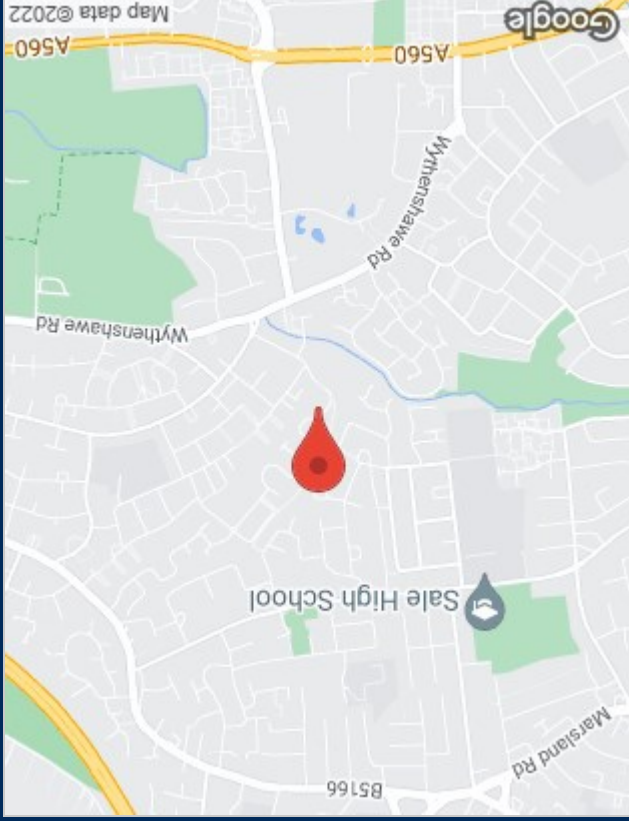
Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Purchasers should satisfy themselves as in good working order. Purchasers should satisfy themselves as in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order.

Energy Efficiency Rating	
Current	85
Possible	65
Very energy efficient - lower running costs (92-100) 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 (1-20) G	
EU Directive 2002/91/EC England & Wales	

Energy Performance Graph



Location Map