
This well-presented three-bedroom semi-detached home offers modern, spacious accommodation throughout, making it an ideal choice for families and professionals alike.

Situated within the popular development, the property benefits from a convenient location with excellent access to Manchester city centre, Ancoats and New Islington. The area is well-regarded for its range of independent cafés, restaurants, bars and waterside walks, while excellent transport links provide easy access to the wider city and surrounding areas.

The ground floor comprises a welcoming entrance hallway, a modern fitted kitchen with space for dining, and a generous lounge to the rear with French doors opening onto the enclosed rear garden. A convenient downstairs WC and useful under-stairs storage complete the ground floor.

To the first floor, there are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. The accommodation is completed by a modern three-piece family bathroom.

Externally, the property features lawned gardens to both the front and rear, with a well-sized enclosed rear garden providing an excellent space for outdoor dining, entertaining or relaxing. The property also benefits from a driveway providing off-road parking.



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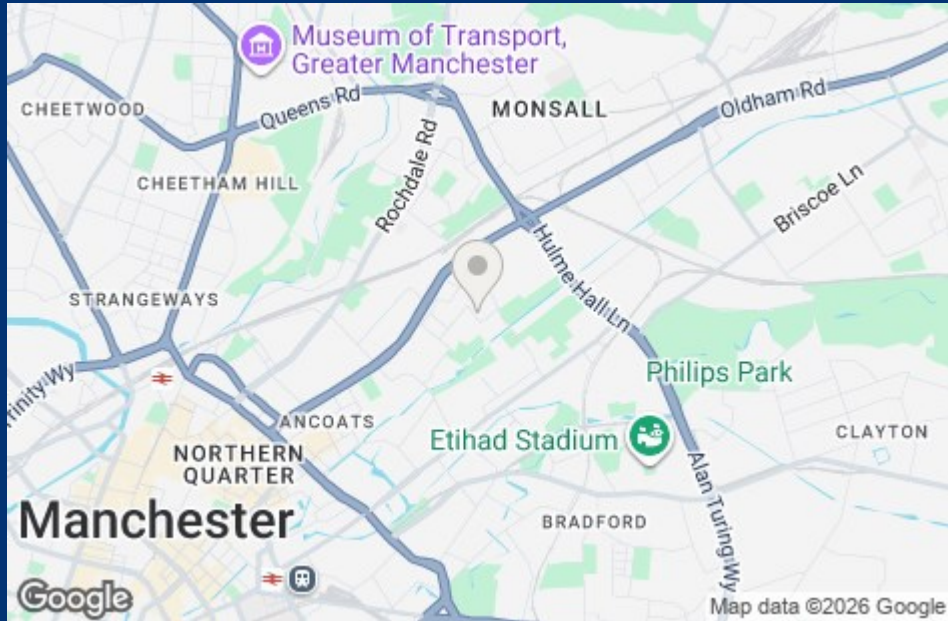
the property professionals

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BERKSHIRE ROAD, MANCHESTER, M40 7NQ









Accommodation and Amenities

Entrance Hallway

Laminate flooring, stairs leading to the first-floor landing, two radiators and access to useful storage cupboard.

Kitchen

Range of wall and base units in a white gloss finish with complementary composite worktops, stainless steel sink unit with mixer tap. Integrated double eye-level oven, four-ring gas hob with extractor over, and plumbing for washing machine and dishwasher. Tiled flooring, radiator, space for dining table and front-facing UPVC double glazed window.

Lounge

Rear-facing UPVC double glazed window, French doors leading to the rear garden, laminate flooring and radiator.

Downstairs Wc

Two-piece suite comprising a low-level WC and wash hand basin, with side-facing UPVC double glazed window.

Bedroom One

Rear-facing UPVC double glazed window, radiator and access to the en-suite shower room.

Ensuite

Three-piece suite comprising a step-in shower enclosure, low-level WC and vanity unit with wash hand basin.

Bedroom Two

Front-facing UPVC double glazed window and radiator.

Bedroom Three

Front-facing UPVC double glazed window and radiator.



Bathroom

Three-piece suite comprising a panelled bath with overhead shower, low-level WC and wash hand basin. Finished with a heated towel radiator.

Rear Garden

Enclosed rear garden, mainly laid to lawn with a patio area, providing an ideal outdoor space for relaxing and entertaining.





Terms

LEASEHOLD

PRICE: £350,000

Disclaimer

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